



**9A Middle Street South
Driffield, YO25 6PT
Asking price £175,000**

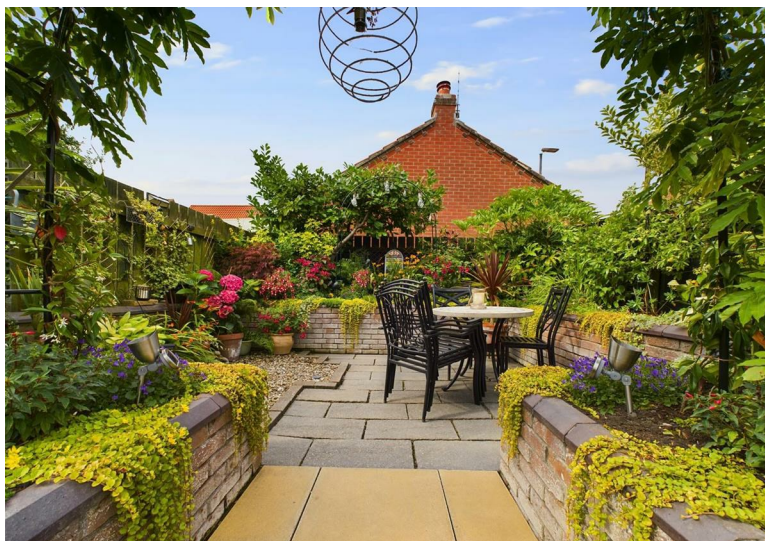

WILLOWGREEN
ESTATE AGENTS

*****GARAGE AND PARKING WITH THIS PROPERTY***** Nestled in the bustling town centre, you're just a stone's throw away from an array of shops, restaurants, cafes, and essential amenities. Excellent public transport links and easy access to major roadways make commuting a breeze.

This delightful two-bedroom semi-detached home, perfect for first-time buyers, small families, or investors, this property combines convenience with comfort, briefly comprising entrance hall, lounge, kitchen diner, sun room, landing, two double bedrooms and shower room. Single brick garage, parking and sunny south facing garden.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating C



ENTRANCE HALL 5'1" x 5'1" (1.56 x 1.57)

With composite door into, radiator and stairs leading off.

LOUNGE 13'6" x 12'0" (4.13 x 3.66)

A light and airy room with bay window to front elevation, electric stove in situ, TV point, radiator, shelving to recess and understairs cupboard.

KITCHEN DINER 8'8" x 15'2" (2.66 x 4.63)

With modern range of wall and base units, drawer units, integrated electric oven, gas hob, extractor over, splash back, space for washing machine, 1 1/2 bowl sink and mixer tap, work surface over, wall mounted gas central heating boiler, laminate tiled flooring, radiator and window to rear elevation.

SUN ROOM 8'10" x 8'3" (2.71 x 2.53)

Brick and Upvc construction, vinyl flooring, radiator and door to garden.

LANDING 8'3" x 6'7" (2.54 x 2.03)

With loft access, airing cupboard and doors to.

BEDROOM 1 8'0" x 15'3" (2.44 x 4.66)

With two windows to front elevation, one being a bay window and radiator.

BEDROOM 2 12'3" x 8'1" (3.75 x 2.47)

With range of modern built-in wardrobes, radiator, window to rear elevation and coving.

SHOWER ROOM 5'3" x 6'7" (1.62 x 2.03)

With quadrant shower cubicle, thermostatic shower over, glass shower screen, vanity wash hand basin and low level wc, vinyl flooring, wetwall to walls and window to rear elevation.

GARDEN

A absolutely stunning, private south facing garden which has been manicured by the current owners to provide a fabulous space with seating areas, climbers, colourful shrubs and flowers. Side timber gated access to the passageway leading to the garage and parking area.

PARKING

There is off road parking in front of the allocated garage. There is also plenty of on street parking available.

GARAGE

There is an allocated single brick garage that belongs to the property. (With brand new up and over door).

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is C.

COUNCIL TAX BAND

The council tax band is B.







Floor 1



Floor 2

WG

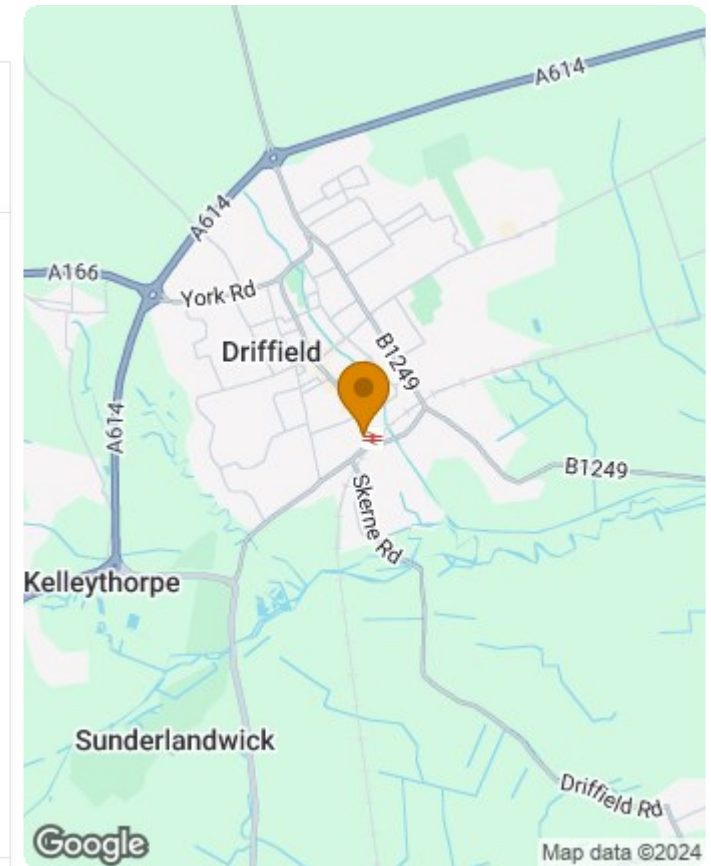
Approximate total area[®]
66.8 m²
719.03 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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