



**9 Reynards Avenue  
Driffield, YO25 5AL  
Asking price £277,500**

  
**WILLOWGREEN**  
ESTATE AGENTS



This stunning three-bedroom detached house is located in one of the most sought-after neighborhoods, offering the perfect blend of luxury, convenience, and comfort. Three well-proportioned bedrooms, including a master suite with an en-suite bathroom and built-in wardrobes.

The property briefly comprises, entrance hall, cloaks/ wc, utility cupboard, lounge, kitchen/ diner, landing with three bedrooms one en-suite and family bathroom. Good sized private rear garden which is partially walled, single brick garage and driveway which offers plenty of parking.

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 B



**ENTRANCE HALL** 16'6" x 4'5" (5.04 x 1.36)  
With composite door into, radiator, stairs leading off, coving laminate flooring and storage cupboard.

**CLOAKS/WC** 5'10" x 1.19'8" (1.80 x 0.06)  
With white suite comprising, pedestal wash hand basin with splash back, low level wc, radiator, coving, window to front elevation and extractor.

**UTILITY CUPBOARD**  
With work surface over, space and plumbing for washing machine and tumble dryer.

**LOUNGE** 15'9" x 11'2" (4.81 x 3.41)  
With feature fireplace, electric fire in situ, window to front elevation with window shutters, coving, radiator and laminate flooring.

**KITCHEN/ DINER** 8'7" x 19'11" (2.63 x 6.08)  
With modern range of wall, base and drawer units, integrated fridge/ freezer, double oven, hob and extractor with splash back, work surface over, tiled splash back, laminate flooring, ceiling spotlighting, French doors to garden with inset blinds, radiator, coving, window to rear elevation with shutters.

**LANDING** 6'2" x 6'8" (1.89 x 2.05)  
With loft access and airing cupboard housing gas central heating boiler and hot water cylinder.

**BEDROOM 1** 8'8" x 12'8" (2.65 x 3.87)  
With window to rear elevation, range of fitted wardrobes and radiator.

**EN-SUITE** 8'7" x 4'11" (2.64 x 1.51)  
With modern white suite comprising, vanity wash hand basin, double shower cubicle with glass shower screen and thermostatic shower over, low level wc, tiled walls, heated towel ladder, extractor and window to the rear elevation.

**BEDROOM 2** 9'2" x 11'3" (2.80 x 3.43)  
With window to front elevation and radiator.

**BEDROOM 3** 9'1" x 8'3" (2.79 x 2.54)  
With window to front elevation and radiator.

**BATHROOM** 6'3" x 7'8" (1.91 x 2.34)  
A modern white suite with vanity wash hand basin, low

level wc, panelled bath with thermostatic shower over, glass shower screen, heated towel ladder, ceiling spotlighting, tiled walls, extractor fan and window to side elevation.

**GARDEN**  
A super open plan frontage with side driveway leading to the brick garage, side hand gate to the rear garden. The rear garden is mainly laid to lawn with borders, shrubs, colourful flowers and plants, patio and seating areas, the garden is walled and securely fenced, there is a side area for bins and the garden is very private and has a sunny aspect.

Outside tap and lighting.

**GARAGE** 19'5" x 9'3" (5.93 x 2.84)  
The property has a single brick garage with up and over door, power and light connected.

**PARKING**  
There is plenty of parking on the driveway.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance certificate rating is B.

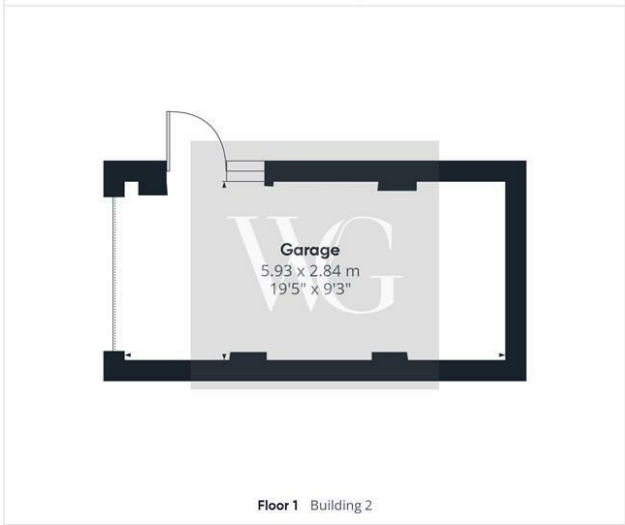
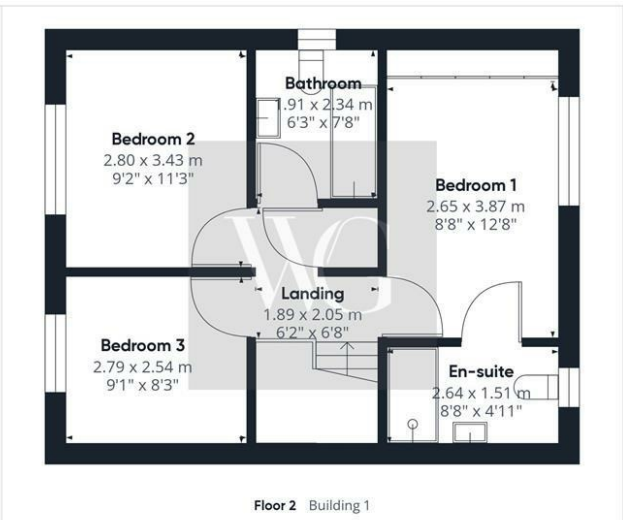
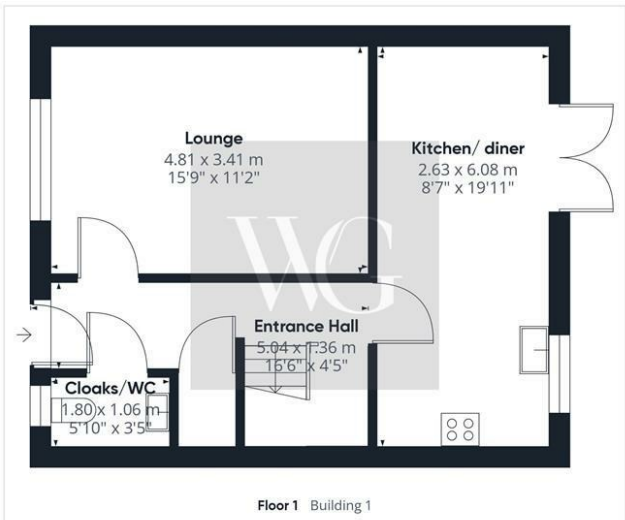
**COUNCIL TAX BAND**  
We understand that the council tax band is C.











**WG**

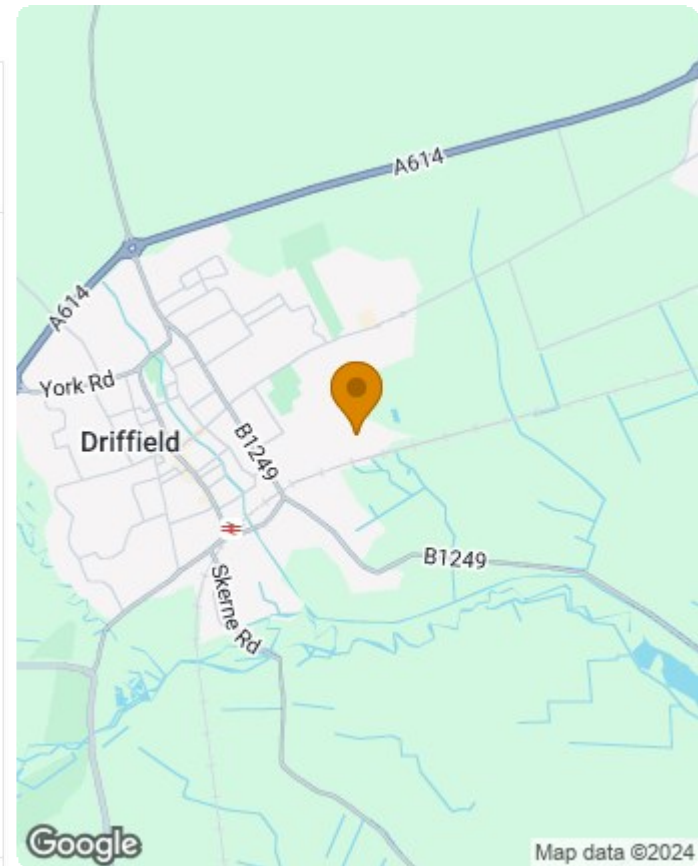
Approximate total area<sup>®</sup>  
 101.67 m<sup>2</sup>  
 1094.37 ft<sup>2</sup>

(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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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