



3 Robson Rise
Driffield, YO25 5AP
Asking price £175,000


WILLOWGREEN
ESTATE AGENTS

This delightful 2-bedroom semi-detached house offers an excellent opportunity for first-time buyers, small families, or investors. Nestled in a sought-after location, this property boasts a substantial plot, providing ample outdoor space for gardening, entertaining, or potential future expansion (subject to planning permissions).

The property briefly comprises, entrance hall, kitchen, lounge, cloaks/ wc, landing, two double bedrooms and family bathroom.

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 D.



ENTRANCE HALL 14'6" x 6'5" (4.43 x 1.97)
With composite door into, storage cupboard, radiator and stairs leading off.

CLOAKS/WC 5'2" x 2'11" (1.59 x 0.89)
With pedestal wash hand basin, low level wc, radiator, extractor fan, vinyl flooring and spotlight.

KITCHEN 10'8" x 6'4" (3.26 x 1.94)
With modern range of wall and base units, stainless steel sink and mixer tap, work surface over, integrated electric oven, gas hob, extractor, space for washing machine and fridge freezer, window to front elevation, radiator and vinyl flooring.

LOUNGE/DINER 11'4" x 13'1" (3.47 x 4.00)
With TV point, two radiators, window and French doors to garden.

LANDING 6'10" x 3'2" (2.10 x 0.98)
with airing cupboard, radiator, loft access and doors to.

BEDROOM 1 9'3" x 13'1" (2.83 x 3.99)
With radiator and two windows to rear elevation.

BEDROOM 2 9'5" x 13'1" (2.89 x 3.99)
With radiator and two windows to front elevation.

BATHROOM 6'11" x 6'3" (2.13 x 1.91)
A modern white suite comprising panelled bath with shower over, glass shower screen, pedestal wash hand basin, low level wc, heated towel ladder, part tiled walls and vinyl flooring.

GARDEN
With a lovely open plan frontage, side access to the rear garden which is mainly laid to lawn with patio area and seating areas.

Garden store, outside tap and lighting.

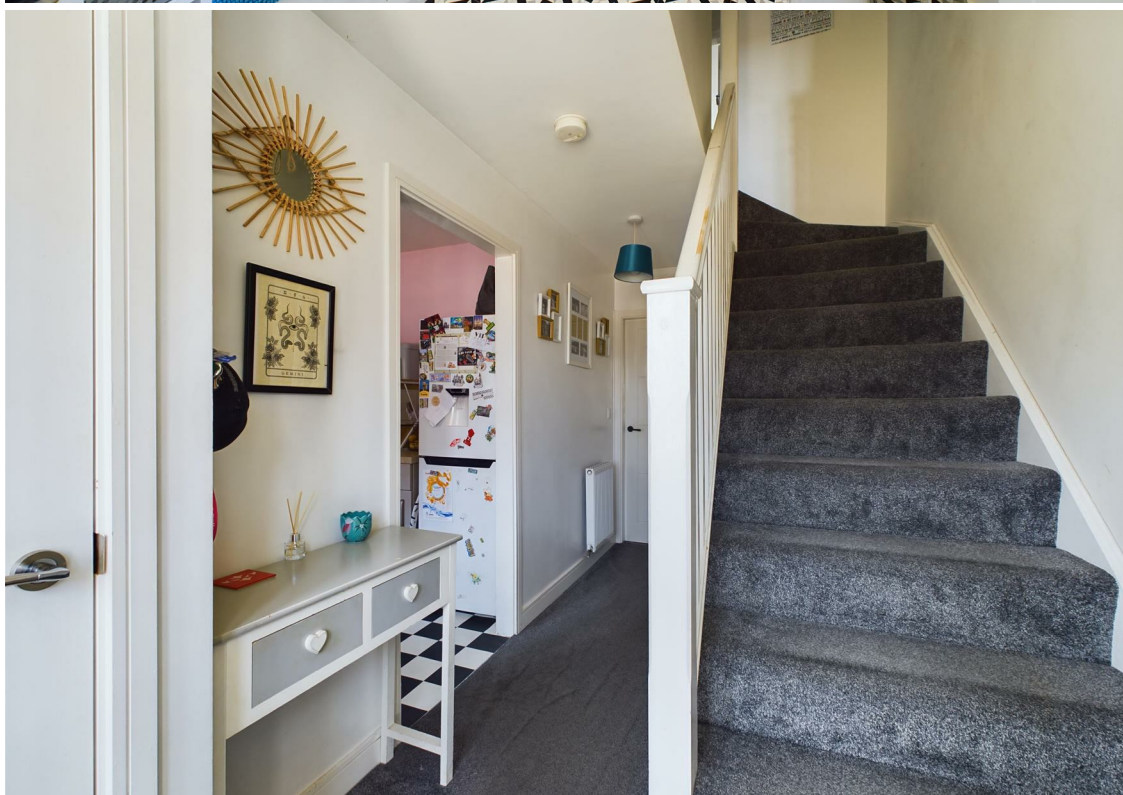
PARKING
There is parking for several vehicles.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
We understand that the council tax banding is B.







Floor 1



Floor 2

WG

Approximate total area¹⁾
59.03 m²
635.39 ft²

Reduced headroom
0.02 m²
0.22 ft²

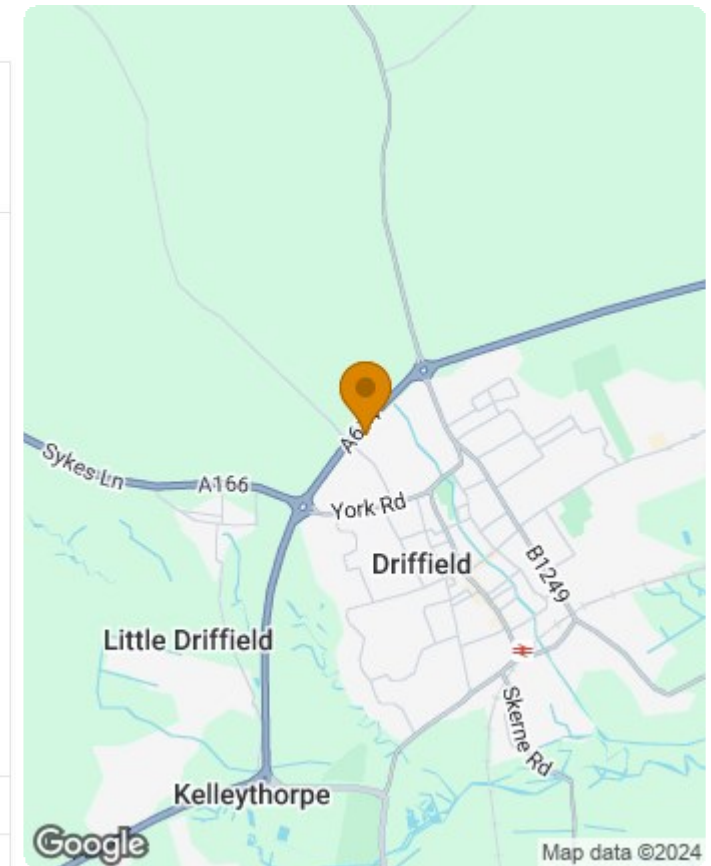
(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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 (CO₂) 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

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