



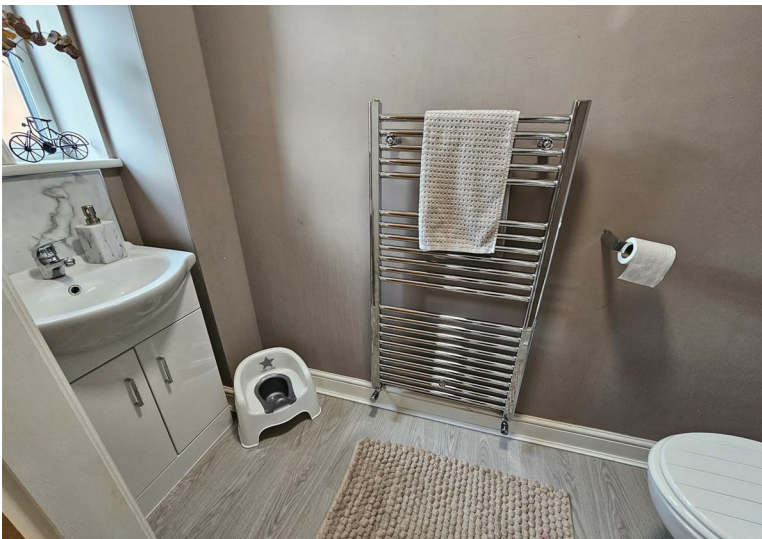
3 Delta Close
Driffield, YO25 9FU
Asking price £460,000


WILLOWGREEN
ESTATE AGENTS

SITUATED ON A FABULOUS CORNER PLOT! This substantial four double bedroom detached house is simply beautiful family accommodation. The property briefly comprises, entrance hall, cloaks/wc, study, lounge, dining room, living kitchen, utility room, galleried landing, four double bedrooms two with en-suite facilities, one with dressing room and family bathroom. Delightful gardens, double garage and plenty of parking.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring costal roads and road networks to the motorways.

EPC rating B.



ENTRANCE HALL 5'10" x 12'3" (1.78 x 3.74)
With composite door into, laminate flooring, radiator with radiator cover and stairs leading off. Doors to.

CLOAKS/ WC 2'11" x 7'10" (0.91 x 2.39)
With modern white suite comprising, vanity wash hand basin, low level wc, laminate flooring, heated towel ladder and window to front elevation.

STUDY 9'8" x 7'11" (2.96 x 2.42)
With window to front elevation and radiator.

LOUNGE 11'4" x 16'7" (3.47 x 5.07)
With bi-fold doors to garden, radiator, feature fireplace with wood burning stove in situ and TV point.

DINING ROOM 9'8" x 13'2" (2.95 x 4.03)
With double doors into, radiator and French doors and side windows overlooking the garden. A super rear aspect with plenty of light coming through.

LIVING KITCHEN 16'2" x 14'2" (4.93 x 4.34)
With range of wall, base, drawer and larder units, granite work surfaces, inset sink with mixer tap, tiled splash back, integrated double oven, inset hob and extractor with spotlighting, wine cooler, space for 'American' fridge freezer, beautiful feature island with storage and breakfast bar with granite surface, laminate flooring, window to rear elevation, door to garage and side upvc entrance door.

LANDING 17'0" x 7'7" (5.19 x 2.33)
A stunning galleried landing, loft access, airing cupboard and doors to.

BEDROOM 1 16'7" x 15'1" (5.07 x 4.61)
With windows to front elevation, radiator, TV point and door to en-suite and dressing room.

DRESSING ROOM/ OFFICE 6'3" x 5'10" (1.91 x 1.78)
Currently used as office space, but a great addition, which could be used for a variety of uses, with window to front elevation and radiator.

EN-SUITE 9'10" x 5'6" (3.02 x 1.70)
With twin vanity wash hand basins, low level wc, double shower cubicle with thermostatic shower over, glass screen, wetwall, heated towel ladder and laminate flooring. Window to side elevation.

BEDROOM 2 10'4" x 14'2" (3.15 x 4.34)
With window to front elevation, TV point, radiator and door to en-suite shower room.

EN-SUITE 3'10" x 5'9" (1.19 x 1.77)
With modern white suite comprising shower cubicle with thermostatic shower over, low level wc and vanity wash hand basin, vinyl flooring and heated towel rail. Window to front elevation.

BEDROOM 3 10'7" x 10'9" (3.24 x 3.29)
With window to rear elevation, radiator and TV point.

BEDROOM 4 14'7" x 8'3" (4.47 x 2.53)
With window to rear elevation, radiator and TV point.

FAMILY BATHROOM 8'2" x 6'2" (2.49 x 1.89)
With window to rear elevation, panelled bath, vanity wash hand basin with drawers, low level wc, laminate flooring, wetwall to shower and bath surrounds and heated towel ladder.

GARDEN
The property sits proud on the plot with open plan lawn and driveway to the front, part walled boundaries with fencing, gated access to the rear garden which is mainly laid to lawn, flagged patio area and decked seating area.

DOUBLE GARAGE 16'9" x 14'5" (5.13 x 4.41)
The property is enhanced by an integral brick double garage with remote twin doors. Power, light and water connected.

Space and plumbing for washing machine, tumble dryer and freezer.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

SOLAR PANELS

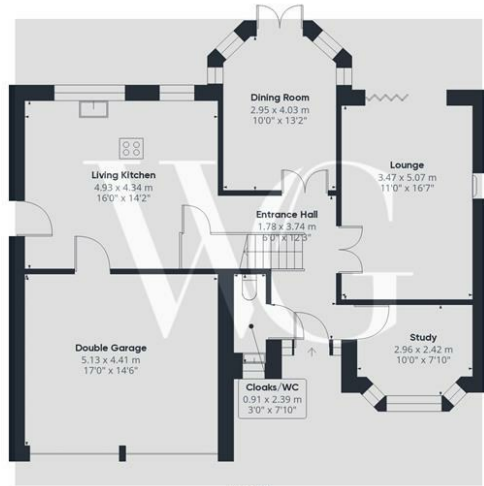
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax banding is E.

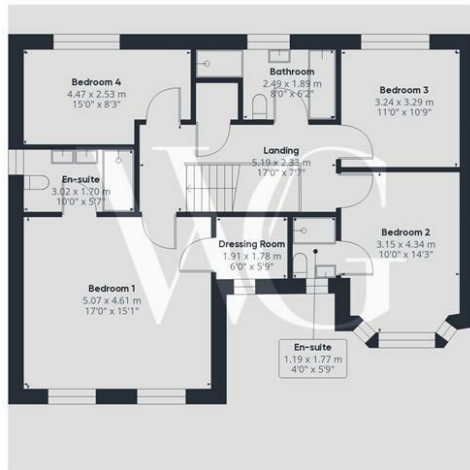
NOTE







Floor 1



Floor 2

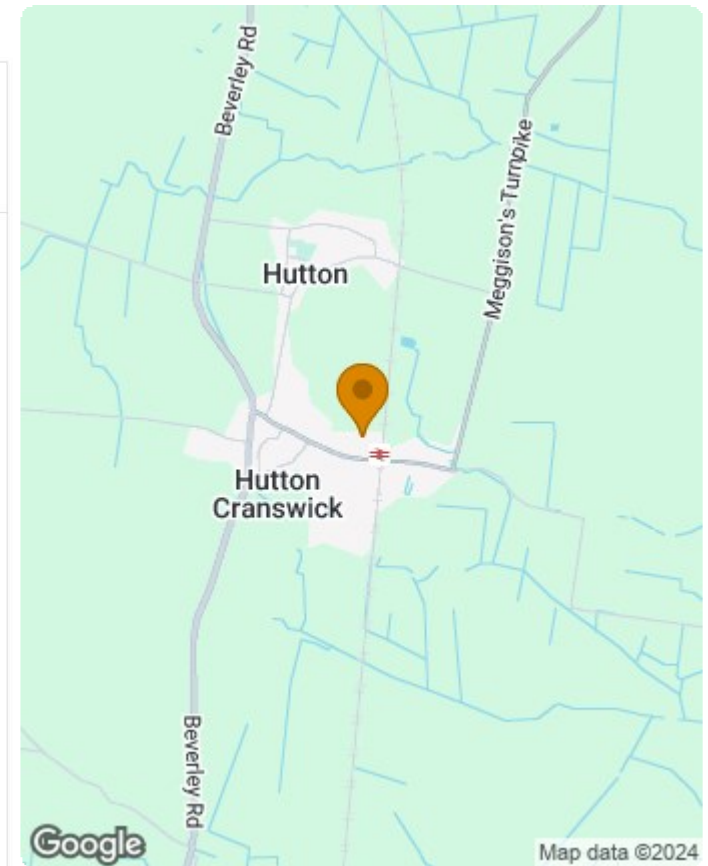
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Approximate total area[®]
177.48 m²
1910.38 ft²

(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.

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	83	90

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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