



10 Magnolia Close
Drifffield, YO25 6QU
Asking price £185,000

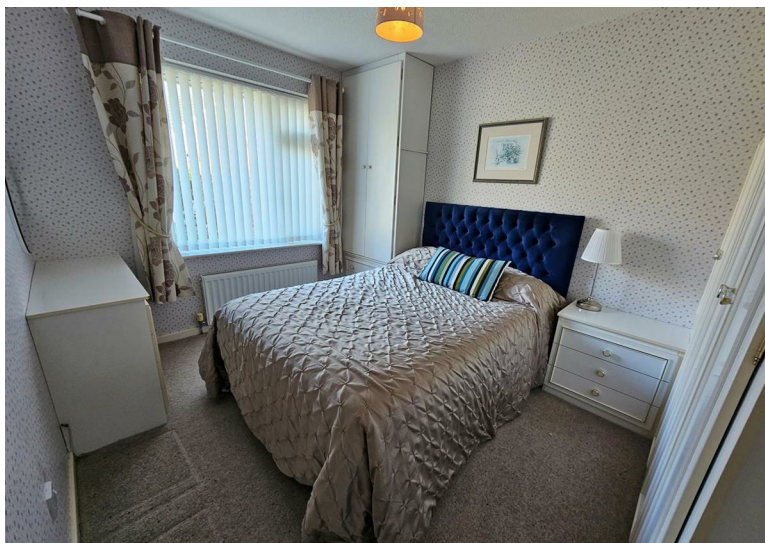
WILLOWGREEN
ESTATE AGENTS

****VIEWING HIGHLY RECOMMENDED**** Situated in a highly desirable area, this well-presented 2-bedroom semi-detached bungalow offers comfortable living just moments from local amenities and the town centre. Ideal for those seeking convenience and a peaceful lifestyle, this property is perfect for downsizers, first-time buyers, or investors.

The property briefly comprises, entrance hallway, cloaks/WC, lounge/diner, kitchen. 2 double bedrooms and a recently re-fitted shower room. Detached single garage.

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 D



ENTRANCE HALL 4'9" x 4'3" (1.47 x 1.30)
With UPVC door into, storage cupboard, radiator.

ENERGY PERFORMANCE CERTIFICATE
TBC

CLOAKS/WC 6'6" x 3'1" (1.99 x 0.94)
Window to front elevation, pedestal wash hand basin, WC, laminate flooring, radiator.

COUNCIL TAX BAND
The council tax banding is B.

LOUNGE/DINER 19'6" x 10'3" (5.95 x 3.14)
A light and airy room, window to front elevation, feature electric fire set in an attractive surround, coving, 2 x radiators.

KITCHEN 9'9" x 7'10" (2.99 x 2.39)
Window and door to side elevation, fitted with a range of wall and base units with worktop over, part tiled, vinyl flooring, radiator.

INNER HALL 5'10" x 2'9" (1.79 x 0.85)
Cupboard housing wall mounted gas boiler, radiator.

SHOWER ROOM 7'5" x 6'1" (2.27 x 1.87)
Recently upgraded to a high standard. window to side elevation,double electric shower, low flush WC, large sink set into a vanity unit with storage under, vinyl flooring, radiator.

BEDROOM 1 11'6" x 8'11" (3.52 x 2.72)
Window to rear elevation, a variety of fitted wardrobes and drawers, radiator.

BEDROOM 2 8'11" x 9'2" (2.72 x 2.80)
Window to rear elevation, fitted wardrobe, radiator.

GARDEN
The front is mainly laid to lawn with a side driveway, gated access into the rear garden which is low maintenance and private, mainly laid to lawn with a patio area.

GARAGE 15'5" x 8'2" (4.72 x 2.51)
Single detached garage with up and over door, power.

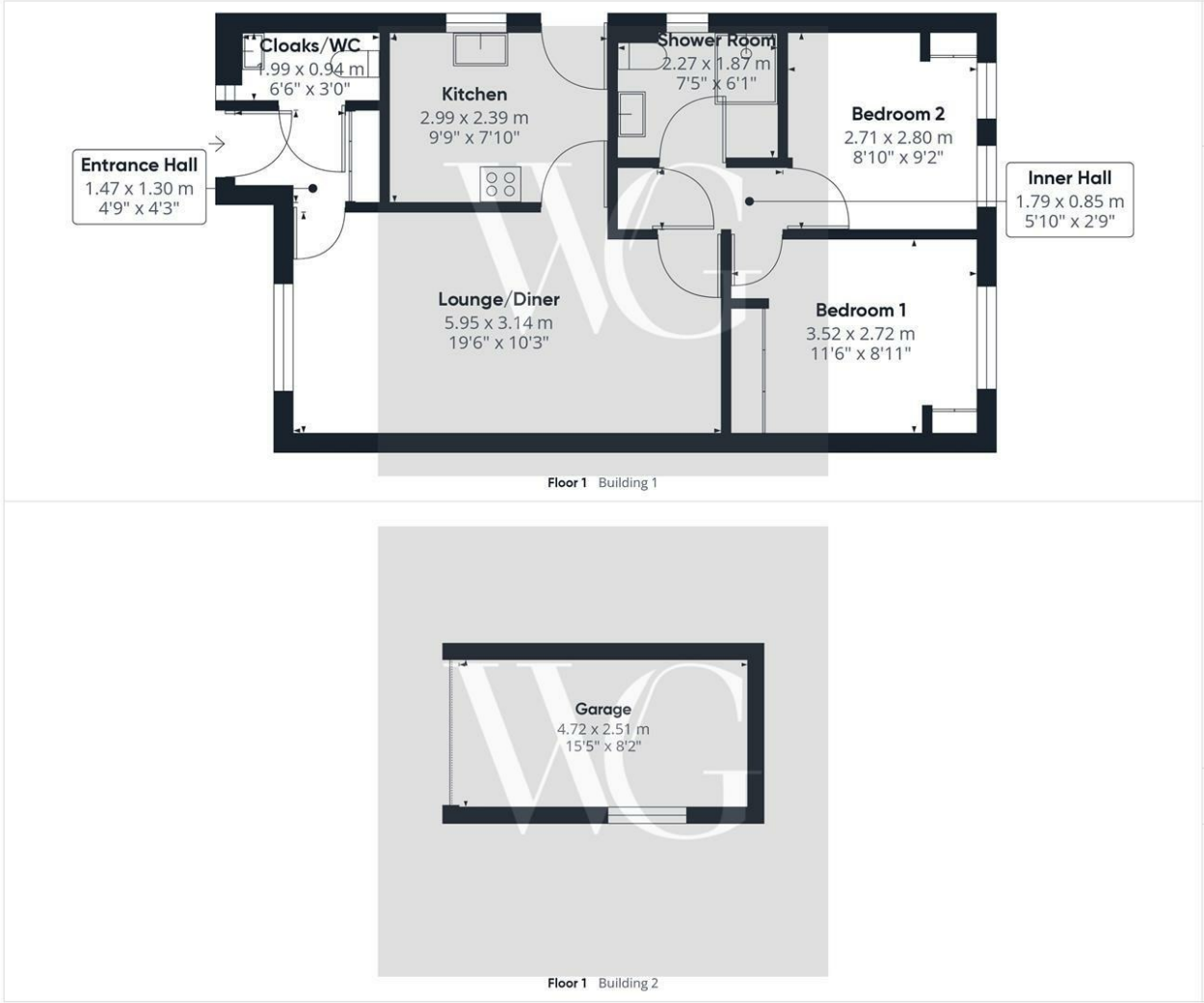
PARKING
Driveway to the side providing parking for several vehicles.

TENURE
We understand that the property is freehold.

SERVICES
All main services are connected to the property.







Approximate total area⁽¹⁾

64.24 m²

691.47 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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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