



**11 Eastlands
Driffield, YO25 4LA
Asking price £160,000**


WILLOWGREEN
ESTATE AGENTS

This charming 3-bedroom mid-terrace property offers a fantastic opportunity for families, first-time buyers, or investors, boasting the rare benefits of off-street parking and a large rear garden. Situated in a convenient location, this home is perfect for those seeking space, comfort, and practicality. Close to local amenities, schools, and transport links, this property is ideally situated for ease of access to nearby towns and city centres.

The property briefly comprises of, entrance hall, lounge, kitchen/diner, bathroom with separate WC, 3 bedrooms and off street parking.

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC rating C.



ENTRANCE HALL 5'9" x 3'6" (1.77 x 1.09)
Double glazed door into.

LOUNGE 11'10" x 16'5" (3.63 x 5.02)
A large airy room windows to front and rear elevation, wall mounted electric fire, coving, radiator.

KITCHEN/DINER 11'8" x 10'4" (3.58 x 3.15)
Fitted with a range of base units with worktop over, plumbing for washing machine, space for cooker, open pantry with shelving. Window to front elevation, door into inner hallway.

INNER HALL 2'11" x 5'7" (0.89 x 1.72)
With access into bathroom and WC.

BATHROOM 5'10" x 5'8" (1.79 x 1.73)
Window to rear elevation, pedestal wash hand basin, bath with shower over.

WC 5'2" x 2'7" (1.59 x 0.81)
Window to rear elevation, low flush WC.

LANDING 6'1" x 7'2" (1.86 x 2.19)
Window to rear elevation, loft access.

BEDROOM 1 10'0" x 16'5" (3.05 x 5.02)
Large double room with windows to front and rear elevation, built in wardrobes, coving, radiator.

BEDROOM 2 13'7" x 9'0" (4.16 x 2.76)
Window to front elevation, coving, large storage cupboard, radiator.

BEDROOM 3 10'6" x 7'2" (3.21 x 2.19)
Window to rear elevation, coving, radiator.

GARDEN
To the front there is a lawned area and various trees and shrubs, there is also a driveway providing off street parking. This property boasts a large rear garden, offering a perfect blend of greenery and low-maintenance spaces. The garden creates a peaceful and private setting, ideal for outdoor relaxation and entertaining. A pathway to the side giving covered access to the rear garden.

OUTBUILDING 8'0" x 11'3" (2.44 x 3.44)
A detached outbuilding with electric, which can be used for storage, ripe for conversation for anyone working from home.

PARKING
Off street parking to the front of the property.

TENURE
We understand that the property is Freehold.

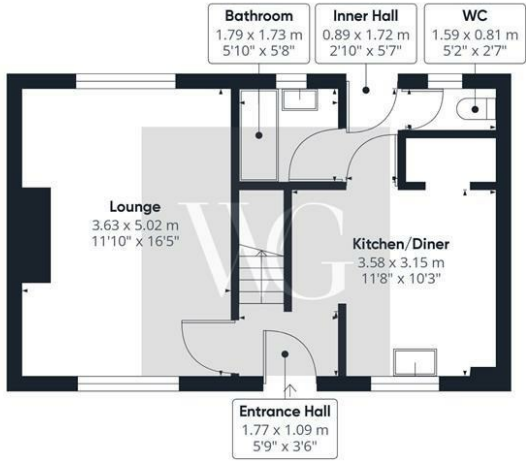
SERVICES
All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

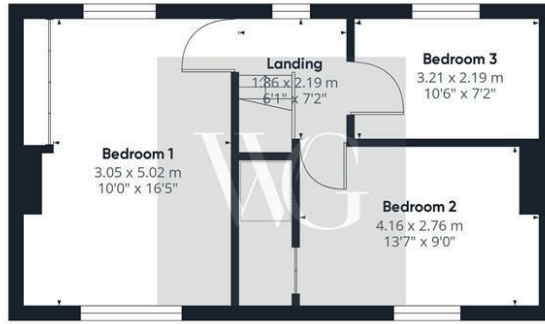
COUNCIL TAX BAND
The council tax banding is A.







Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

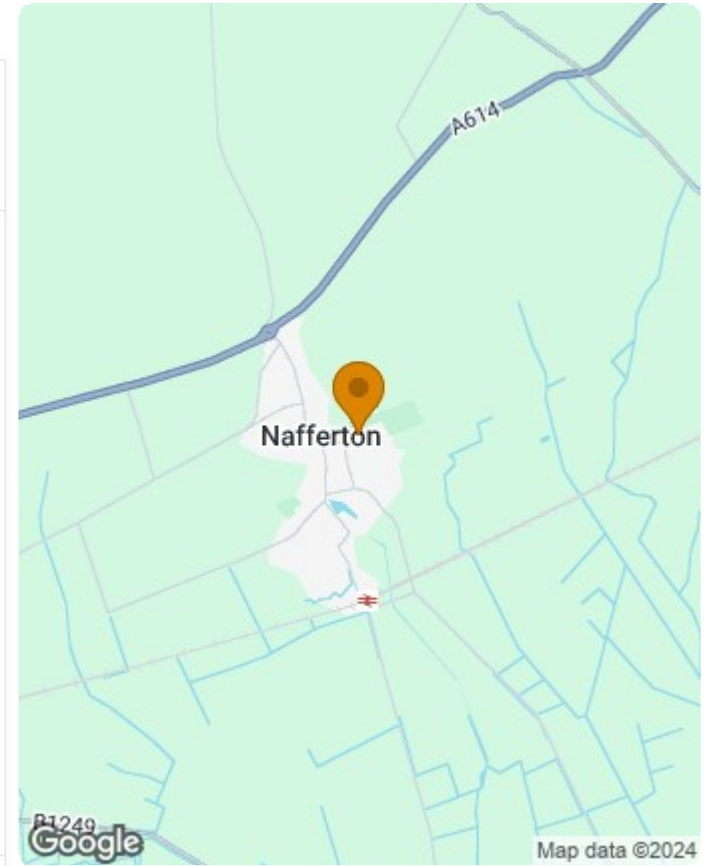
Approximate total area[®]
88.01 m²
947.33 ft²

(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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