



9 Beech View
Drifffield, YO25 9QQ
Guide price £215,000


WILLOWGREEN
ESTATE AGENTS

ARE YOU LOOKING FOR A PROPERTY WITH A GYM OR GARDEN ROOM? A beautifully presented three bedroom semi-detached house with gardens and converted garage into a gym and workshop. The property briefly comprises, entrance hall, lounge with dining area, kitchen, landing, three bedrooms and bathroom. The property benefits from gas central heating and Upvc double glazing.

Overall, this three-bedroom property is perfect for first time buyers or families who are looking to live in a picturesque, quiet village location.

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 coastal roads and road networks to the motorways.

EPC Rating D



ENTRANCE HALL 4'3" x 6'11" (1.32 x 2.11)
With Upvc door into, laminate flooring and radiator.

LOUNGE 15'8" x 18'4" (4.78 x 5.59)
A light and spacious room with feature fireplace, electric stove in situ, TV point, laminate flooring, and window to front elevation. Archway to.

DINING AREA 9'7" x 10'8" (2.94 x 3.26)
With laminate flooring, radiator, storage cupboard and French doors to garden.

KITCHEN 11'6" x 7'3" (3.51 x 2.22)
With range of wall and base units, drawer units, space for washing machine, freestanding cooker and fridge. Laminate tiled flooring, tiled splash back, window and door to rear elevation.

LANDING 7'7" x 2'10" (2.32 x 0.88)
With airing cupboard, side window and loft access.

BEDROOM 1 13'9" x 8'11" (4.20 x 2.73)
With radiator, window to front elevation and storage cupboard.

BEDROOM 2 12'7" x 9'3" (3.84 x 2.82)
With radiator and window to front elevation.

BEDROOM 3 9'5" x 8'9" (2.89 x 2.69)
With window to rear elevation, storage cupboard and radiator.

BATHROOM 6'6" x 9'2" (1.99 x 2.80)
A modern white suite comprising 'P' shaped panelled bath, thermostatic shower over, glass screen, low level wc, vanity wash hand basin, radiator, tiled walls and flooring and two windows to rear elevation.

PARKING
There is a large driveway leading to the garage area offering generous parking.

OUTSIDE
The front of the property is open lawn with borders, side driveway, gated access to the rear where there is a large patio seating area with lawn and securely fenced boundaries.

GARAGE/ GYM
The garage has been divided into a front storage workshop area and the rear is a gym with power and light connected, TV point and CCTV.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

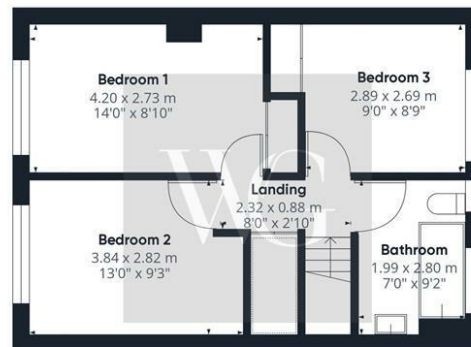
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C

COUNCIL TAX BAND
The council tax banding is B

NOTE







WG

Approximate total area^(*)

98.06 m²1055.51 ft²

Reduced headroom

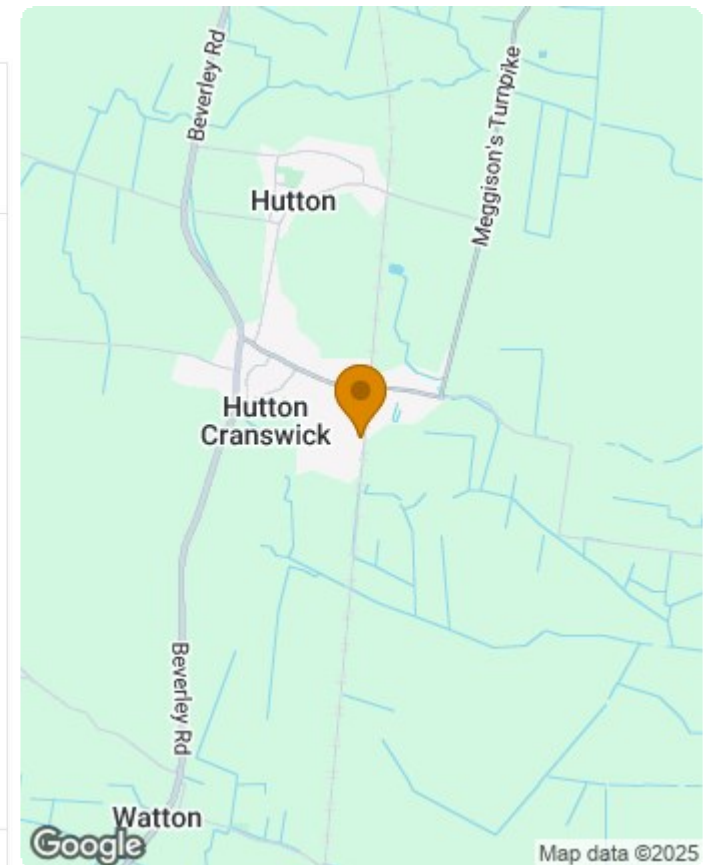
1.71 m²18.41 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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			8
(69-80) C		71	
(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
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	



19 Mill Street, Driffield, East Yorkshire, YO25 6TN