



6 The Beeches
Drifffield, YO25 5FN
Asking price £165,000


WILLOWGREEN
ESTATE AGENTS

ARE YOU LOOKING FOR A PROJECT? Situated in a super corner cul-de-sac location. This delightful SPACIOUS two bedroom semi-detached bungalow is now in need of moderniation. The property has a large conservatory overlooking the rear garden offering space and light.

Briefly comprising entrance hall, kitchen/ diner, lounge, shower room, two bedrooms and conservatory. Great plot, garage and parking. SOLAR PANELS INCLUDED IN THE SALE.

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 18'8" x 3'5" (5.70 x 1.05)
With Upvc side enatrance door into, radiator, coving and loft access.

KITCHEN/ DINER 12'6" x 8'10" (3.82 x 2.71)
With range of wall and base units, work surface over, stainless steel sink unit with taps, space for washing machine, fridge freezer and cooker, wall mounted gas central heating boiler, coving, two windows to front elevation and one to side. Space for dining table.

LOUNGE 14'6" x 9'6" (4.44 x 2.90)
With window to side and hallway, door to conservatory, wall mounted electric fire, radiator and coving.

SHOWER ROOM 5'0" x 8'9" (1.53 x 2.67)
A recently re-fitted shower room with heated towel ladder, double walk-in shower cubicle, glass screen, thermostatic shower over, low level wc and pedestal wash hand basin, part tiled and wetwall to shower area.

BEDROOM 1 10'11" x 9'9" (3.35 x 2.99)
With coving, radiator and window to rear elevation.

BEDROOM 2 7'4" x 12'4" (2.26 x 3.76)
With coving, storage cupboard, radiator and window to front elevation.

CONSERVATORY 19'7" x 7'2" (5.98 x 2.19)
A super spacious room, brick and Upvc, which is a great addition, radiator, tiled flooring, wall lighting and French doors to garden.

GARAGE
A single brick and tiled garage with remote roller shutter door. Power and light connected.

PARKING
There are a least two parking spaces to the front of the garage, further parking could be made if required.

GARDEN
Large corner plot, laid to lawn, large patio area, greenhouse, very private.

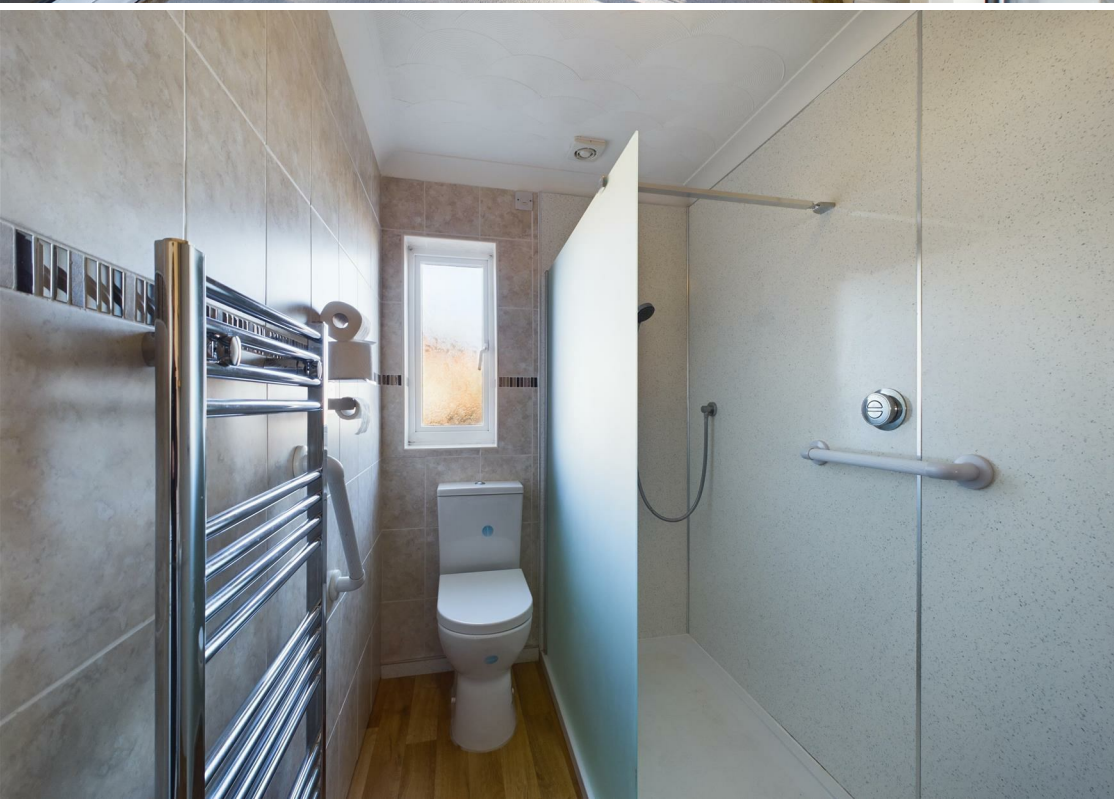
TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

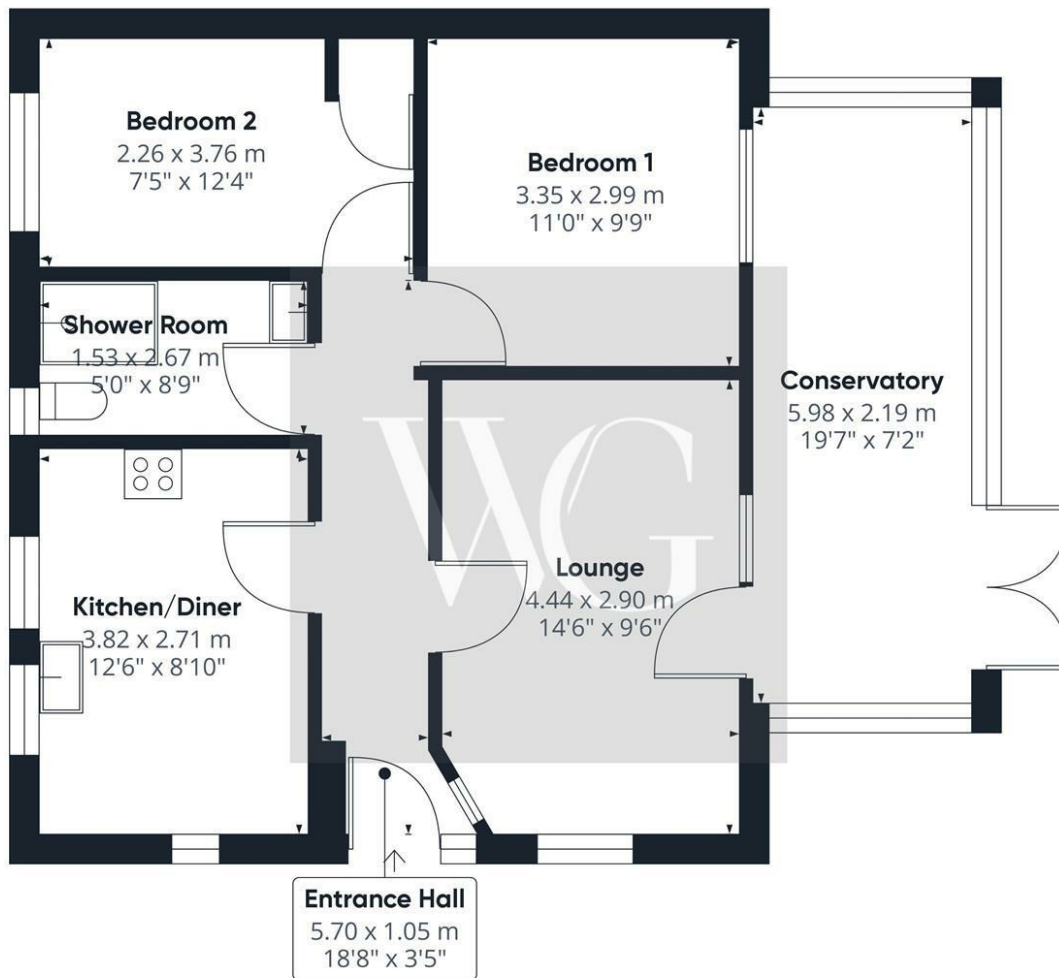
SOLAR PANELS
The solar panels are incuded in the sale with the benefit of a feed in tariff, which would generate a tax free income.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax banding is B.







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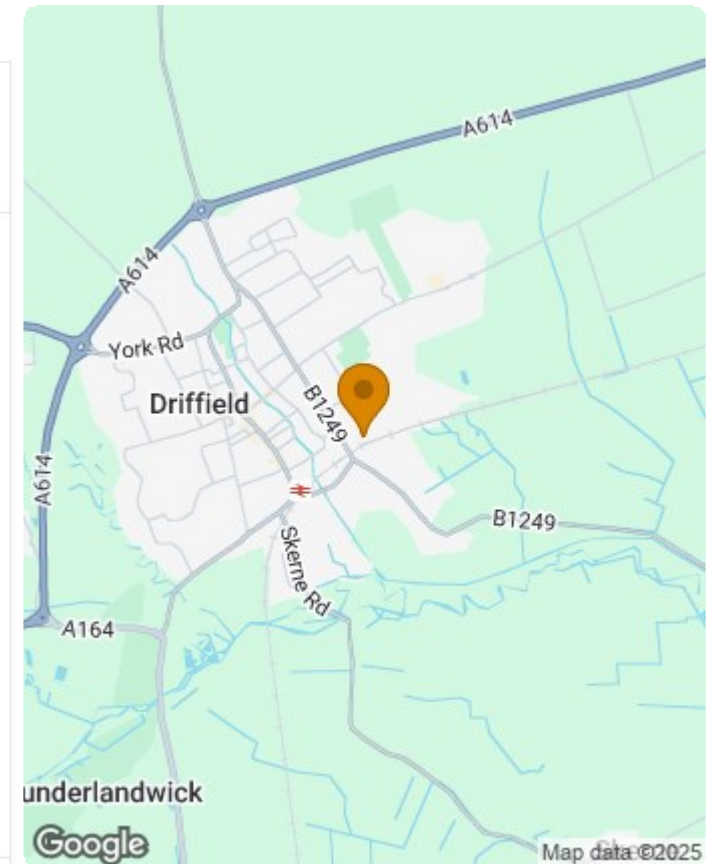
Approximate total area⁽¹⁾
66.17 m²
712.26 ft²

(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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