



**Sunnyside Scarborough Road  
Driffield, YO25 5HD  
Asking price £220,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



A simply stunning semi-detached (end of terraced house) situated within easy walking distance of the town. This delightful three bedroom property is a MUST SEE! Offered for sale with NO CHAIN, call us today to book your viewing.

The property briefly comprises, entrance lobby, entrance hall, lounge, dining room, kitchen, landing, three bedrooms and bathroom.

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 E



**ENTRANCE LOBBY** 5'3" x 3'2" (1.62 x 0.98)  
With composite door into, laminate flooring and door to entrance hall.

**ENTRANCE HALL** 9'2" x 3'1" (2.80 x 0.95)  
With stairs leading off, laminate flooring, radiator and window to side.

**LOUNGE** 12'11" x 16'5" (3.96 x 5.01)  
With feature fireplace, wood burning stove in situ, laminate flooring, TV point and radiator.

**LOBBY** 2'9" x 2'10" (0.85 x 0.87)  
With storage cupboards.

**DINING ROOM** 11'1" x 12'11" (3.38 x 3.95)  
With gas fire in situ, bay window to front elevation and radiator.

**KITCHEN** 18'5" x 7'7" (5.63 x 2.33)  
With wall and base units, space for washing machine, tumble dryer and fridge freezer, integrated electric oven, gas hob and extractor. Work surface over, ceramic sink and mixer tap, tiled splash back, laminate flooring and breakfast / utility area.

**LANDING** 5'3" x 16'6" (1.62 x 5.05)  
Window to side elevation, radiator and doors to.

**BEDROOM 1** 11'0" x 10'2" (3.37 x 3.12)  
With range of wardrobes with mirror fronts, bay window to front elevation and radiator.

**BEDROOM 2** 10'7" x 10'7" (3.23 x 3.24)  
With window to rear elevation, range of fitted wardrobes, radiator and TV point. Garden view.

**BEDROOM 3** 11'0" x 6'4" (3.36 x 1.94)  
With window to front and side elevation, radiator.

**BATHROOM** 10'9" x 5'6" (3.28 x 1.70)  
With modern white suite comprising, heated towel ladder, shower cubicle with thermostatic shower over, modern panelled bath, low level wc and vanity wash hand basin. Vinyl flooring, tiled walls and window to rear elevation.

**GARDEN**  
There is a shallow brick forecourt with wrought iron

gate. To the rear of the property lies a large garden, with timber garden shed and greenhouse, patio areas and parking to the rear if required through a double gated access or this could be further garden.

**PARKING**  
There is parking to the rear of the property and on street parking is available.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
We understand that the energy rating is E.

**COUNCIL TAX BAND**  
The council tax band is B.

**NOTE**

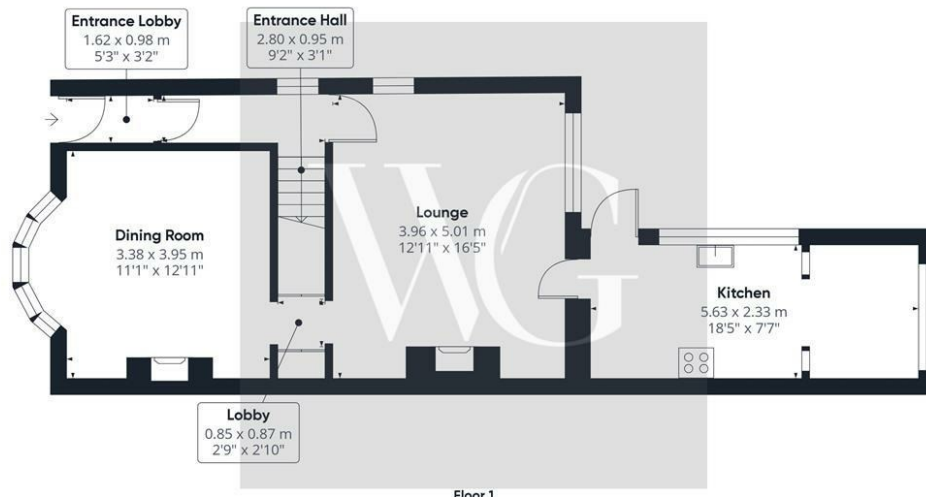












Floor 1



Floor 2

WG

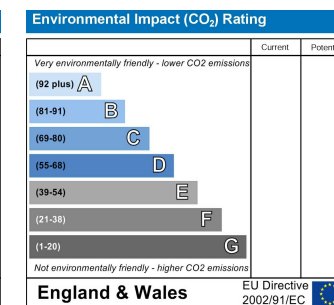
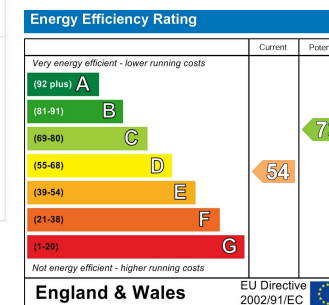
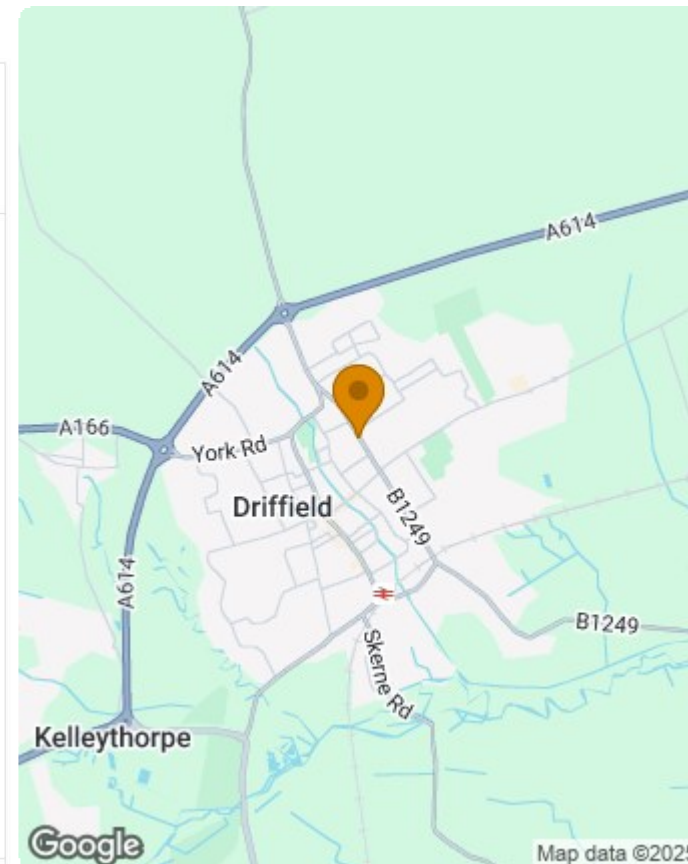
Approximate total area<sup>(1)</sup>  
95.16 m<sup>2</sup>  
1024.31 ft<sup>2</sup>

(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



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