



**16 Hunsley Avenue
Driffield, YO25 5GD
Asking price £179,950**


WILLOWGREEN
ESTATE AGENTS

NO ONWARD CHAINThis is a good example of the three bedroom semi-detached house available on the mortimer park development. A nicely presented home which needs to be viewed! GREAT FIRST/ NEXT HOME OR INVESTMENT!

The property briefly comprises, entrance hall, cloaks/ wc, lounge, kitchen/ diner, landing, three bedrooms, one with en-suite and family bathroom. Garden and parking.

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 B



ENTRANCE HALL 8'11" x 3'2" (2.73 x 0.98)
Composite door into, stairs leading off and doors to.

CLOAKS/ WC 5'3" x 3'0" (1.61 x 0.92)
Fitted with a modern white suite comprising pedestal wash hand basin, low level WC, window to front elevation, radiator and extractor fan.

LOUNGE 16'3" x 11'8" (4.96 x 3.57)
Window to front elevation, radiator and TV point.

KITCHEN/ DINER 10'5" x 15'0" (3.18 x 4.59)
With range of wall and base units, electric oven, gas hob, extractor, tiled splash back, stainless steel sink and mixer tap, space for fridge and washing machine, vinyl flooring, radiator, space for dining table and under stairs cupboard.

LANDING 12'0" x 6'1" (3.66 x 1.87)
With airing cupboard and doors to.

BEDROOM 1 11'8" x 8'5" (3.56 x 2.58)
With window to front elevation and radiator.

ENSUITE 4'5" x 8'2" (1.35 x 2.51)
With modern white suite comprising, shower cubicle with shower over, glass screen, wash hand basin, low level wc, heated towel ladder and extractor fan.

BEDROOM 2 10'2" x 8'5" (3.10 x 2.58)
With window to rear elevation and radiator.

BEDROOM 3 8'7" x 6'3" (2.63 x 1.92)
With window to front and radiator.

BATHROOM 5'6" x 6'2" (1.69 x 1.90)
With modern white suite comprising panelled bath, low level wc, pedestal wash hand basin, extractor fan, vinyl flooring, part tiled walls and window to rear elevation.

PARKING
There are two parking spaces to the front of the property.

GARDEN
A super easily managed garden with patio area, large decked area, gravelled border and large lawn, the garden is securely fenced and has a gated access to the side.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax band is B.

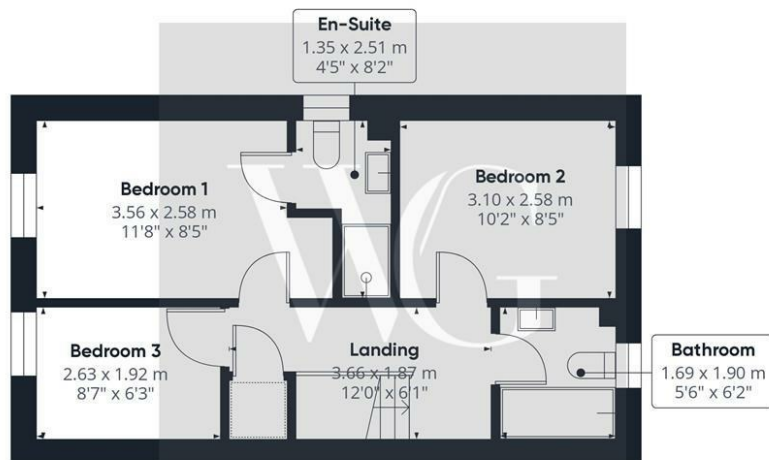
NOTE







Floor 1



Floor 2

WG

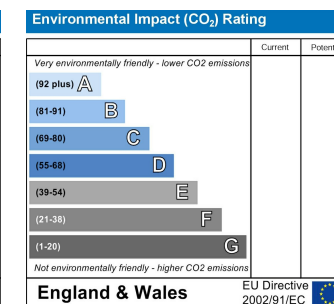
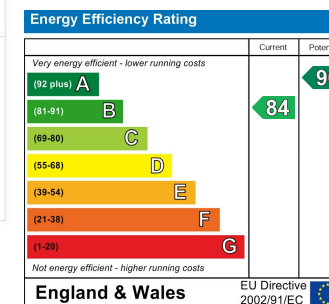
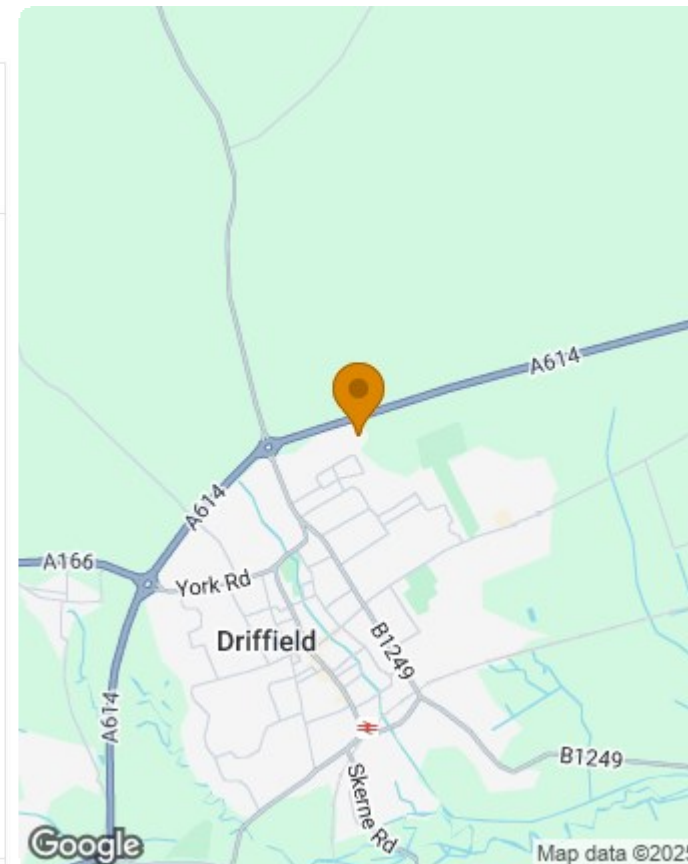
Approximate total area⁽¹⁾
70.71 m²
761.11 ft²

(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



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