



96 Bracken Road
Drifffield, YO25 6UP
Asking price £220,000


WILLOWGREEN
ESTATE AGENTS

Situated in a highly sought after area of Drifffield, this well presented 3/4 bedroom semi detached home offers versatile living space, modern comforts and the convenience of off street parking. This home adapts to suit your needs whether for family living, home working or guest accommodation.

The property briefly comprises of Cloaks/WC, lounge, sitting room/bedroom 4, kitchen, conservatory, three further bedrooms and family bathroom.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield 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 TBC



ENTRANCE HALL 9'5" x 2'10" (2.88 x 0.87)
With UPVC door into, radiator, doors to cloaks/WC and Bedroom 4/reception room, laminate flooring.

CLOAKS/WC 5'1" x 2'6" (1.57 x 0.78)
Window to front elevation, pedestal wash hand basin, low flush WC, Fully tiled.

LOUNGE 13'0" x 13'3" (3.98 x 4.06)
Window to front elevation, laminate flooring, radiator, double doors into kitchen.

SITTING ROOM/BEDROOM 4 16'0" x 7'6" (4.88 x 2.29)
Window to front elevation, radiator and loft hatch, currently used as a bedroom.

KITCHEN/DINER 10'0" x 16'7" (3.05 x 5.07)
With window to rear elevation, a range of wall and base units with matching laminate worktops, ceramic sink with mixer tap over. Space for cooker, slimline dishwasher and washing machine. Tiled splashbacks. Wall mounted combination boiler. Radiator.

CONSERVATORY 9'1" x 7'5" (2.77 x 2.27)
Light and spacious, doors into garden, electric points.

LANDING 8'1" x 6'5" (2.47 x 1.98)
Window to side elevation, loft access and airing cupboard.

BEDROOM 1 11'9" x 9'1" (3.60 x 2.79)
Window to rear elevation, feature panelled wall, radiator.

BEDROOM 2 11'5" x 7'4" (3.48 x 2.25)
Window to front elevation, radiator.

BEDROOM 3 6'5" x 8'11" (1.98 x 2.72)
Window to front elevation, radiator.

BATHROOM 5'6" x 7'3" (1.68 x 2.22)
Window to rear elevation. White suite comprising low flush WC, wash hand basin, bath with electric shower over, fully tiled.

GARDEN
To the front is blocked paved and gravelled providing parking for 2 vehicles, the rear is mainly laid to lawn with patio seating area, hedged boundaries and outside tap.

PARKING
Block paved driveway to the front providing parking for 2 vehicles

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
Energy Performance Certificate - TBC.

COUNCIL TAX BAND
The council tax banding is B.

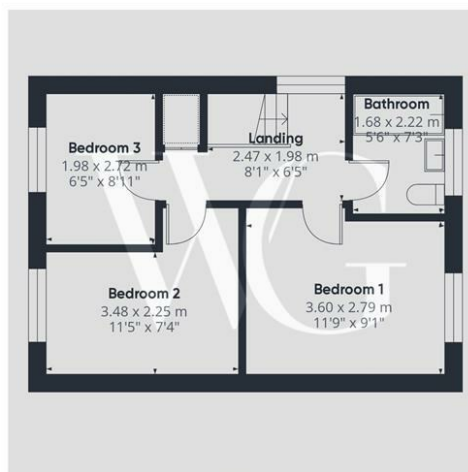
NOTE







Floor 1



Floor 2

WG

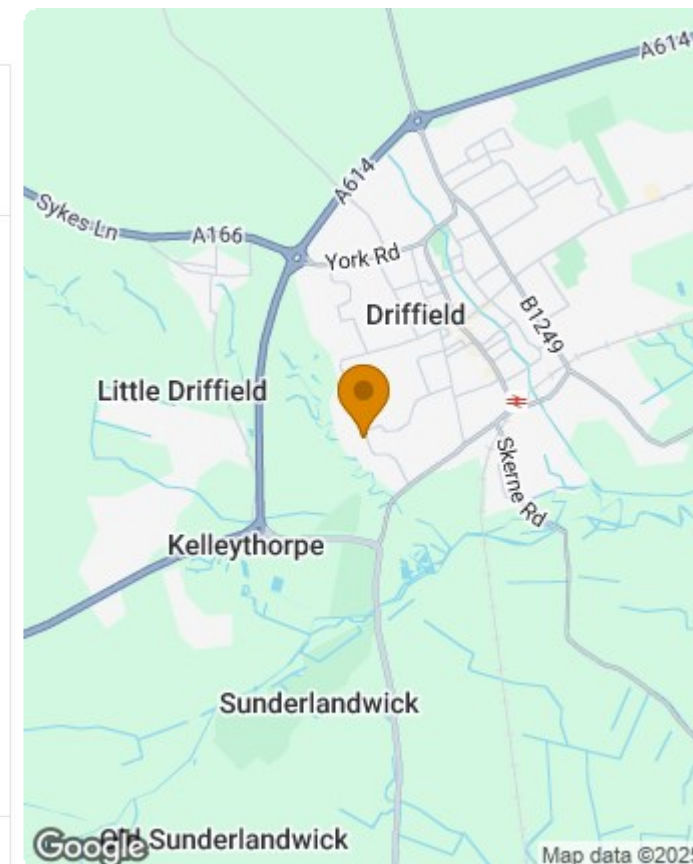
Approximate total area⁽¹⁾
87.56 m²
942.48 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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