



87 Woodland Rise
Driffield, YO25 5JD
Asking price £170,000


WILLOWGREEN
ESTATE AGENTS

A semi-detached bungalow with sunny south facing garden.

The property briefly comprises entrance hall, lounge, kitchen, two bedrooms and wet room. Garden and brick garage. Plenty of 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 C



ENTRANCE HALL 15'9" x 3'3" (4.81 x 1.00)
With composite door into, radiator.

LOUNGE 18'1" x 10'9" (5.52 x 3.28)
With radiator, TV point and French doors to garden.

KITCHEN 9'6" x 9'2" (2.91 x 2.80)
With range of fitted wall and base units, hob and extractor, work surface over, fridge freezer and space for washing machine. Window to front elevation.

WET ROOM 7'0" x 5'7" (2.14 x 1.71)
With thermostatic shower, high level wc, pedestal wash hand basin, fully tiled throughout, window to side elevation and heated towel ladder.

BEDROOM 1 12'5" x 10'3" (3.81 x 3.13)
With radiator and window to rear elevation.

BEDROOM 2 8'0" x 8'1" (2.46 x 2.48)
With radiator and window to front elevation.

GARDEN
A super open plan frontage with side driveway leading to the garage and rear garden access. The rear garden is slightly raised with patio areas, raised beds, timber garden shed and summerhouse and securely fenced boundaries.

GARAGE 16'9" x 9'0" (5.12 x 2.75)
A single brick garage with up and over door. Power and light connected.

PARKING
There is parking for several vehicles to the front and side of the property.

TENURE
We understand that the property is Freehold.

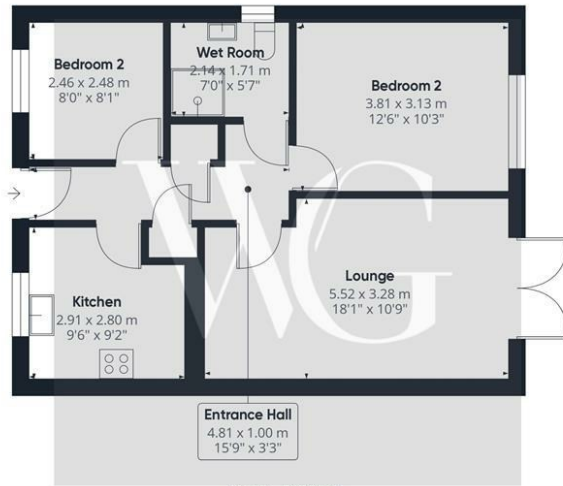
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is X.

COUNCIL TAX BAND
The council tax band is B.







Floor 1 Building 1



Floor 1 Building 2

WG

Approximate total area⁽¹⁾

68.66 m²

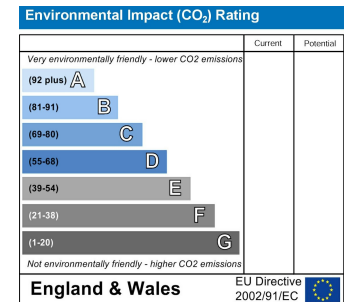
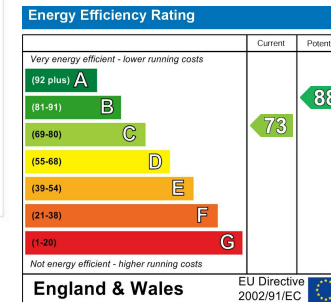
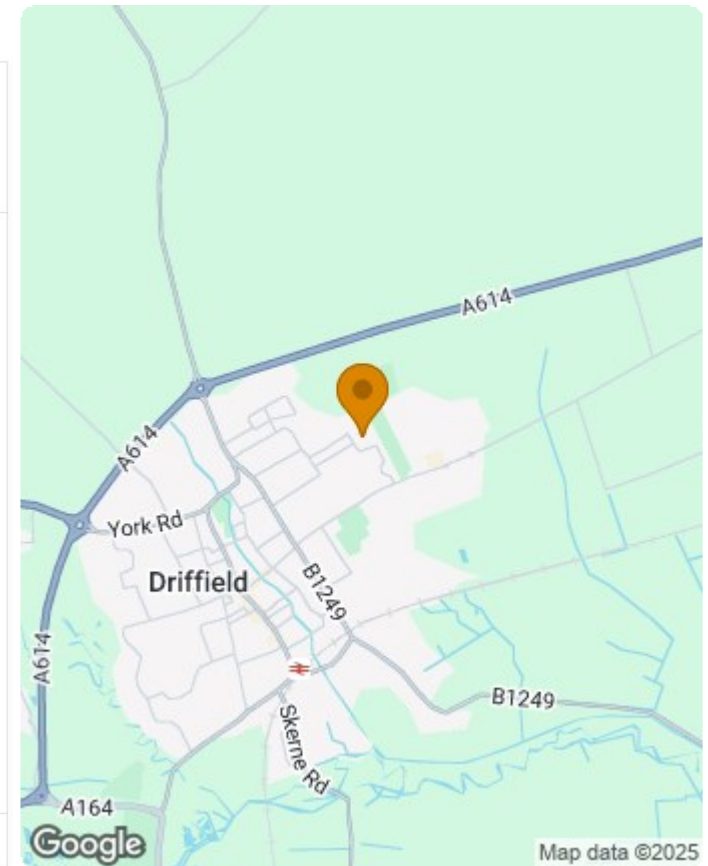
739.06 ft²

(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



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