

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		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



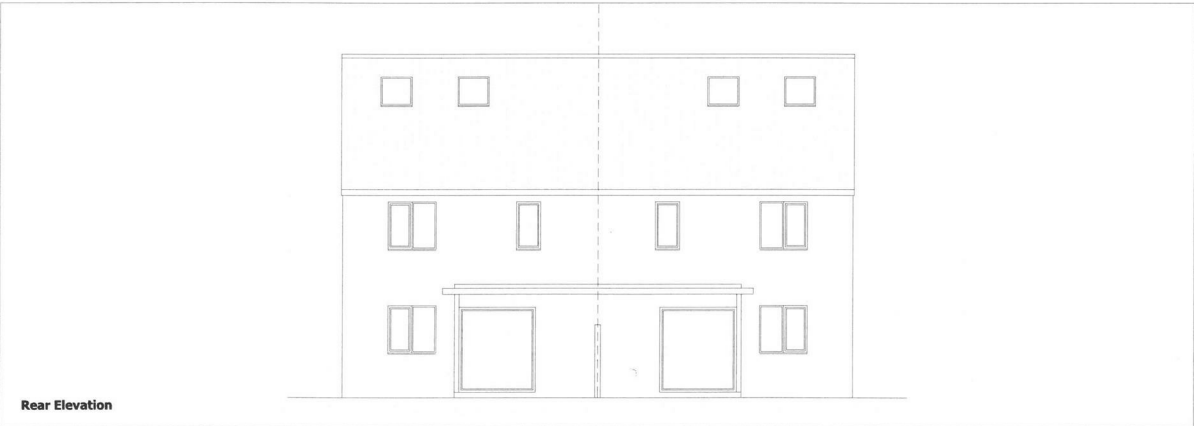
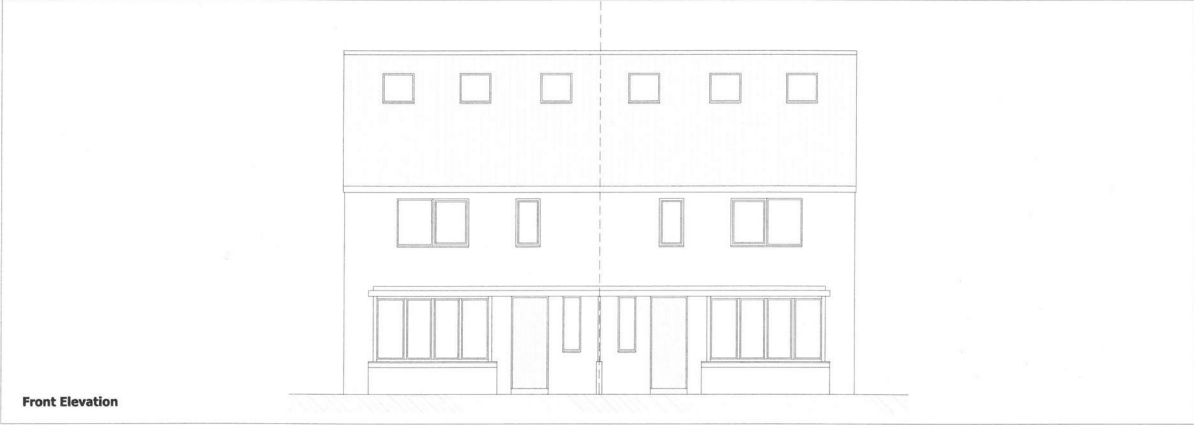
01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Drifffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Drifffield, YO25 6TN | Company number: 12857633

WILLOWGREEN

ESTATE AGENTS



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Notes:
Drawings are to be read in conjunction with all other relevant documentation.
Dimensions to be checked on site prior to beginning any construction or installation. Please report any inaccuracies to the architect.
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Studio Rework

Project: SRW_018
Auchinleck Close
Kelleythorpe
Drawing Title
Elevations (1 of 2)
Date:
24/02/2025
Scale:
1:100 at A3
Drawn by:
EB
Drawing No:
SRW_018.05

STUDIO
REWORK

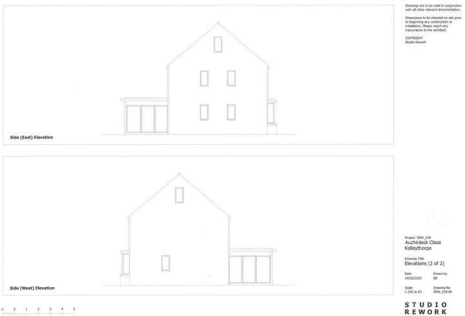
, Auchinleck Close, Drifffield,
, YO25 9HE
Asking price £235,000

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Notes:
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STUDIO
REWORK

ENTRANCE HALL

CLOAKS/WC

LIVING ROOM

KITCHEN

DINING ROOM

LANDING

BEDROOM 1

EN-SUITE

BEDROOM 2

BATHROOM

SECOND FLOOR LANDING

BEDROOM 3

GARDEN

PARKING

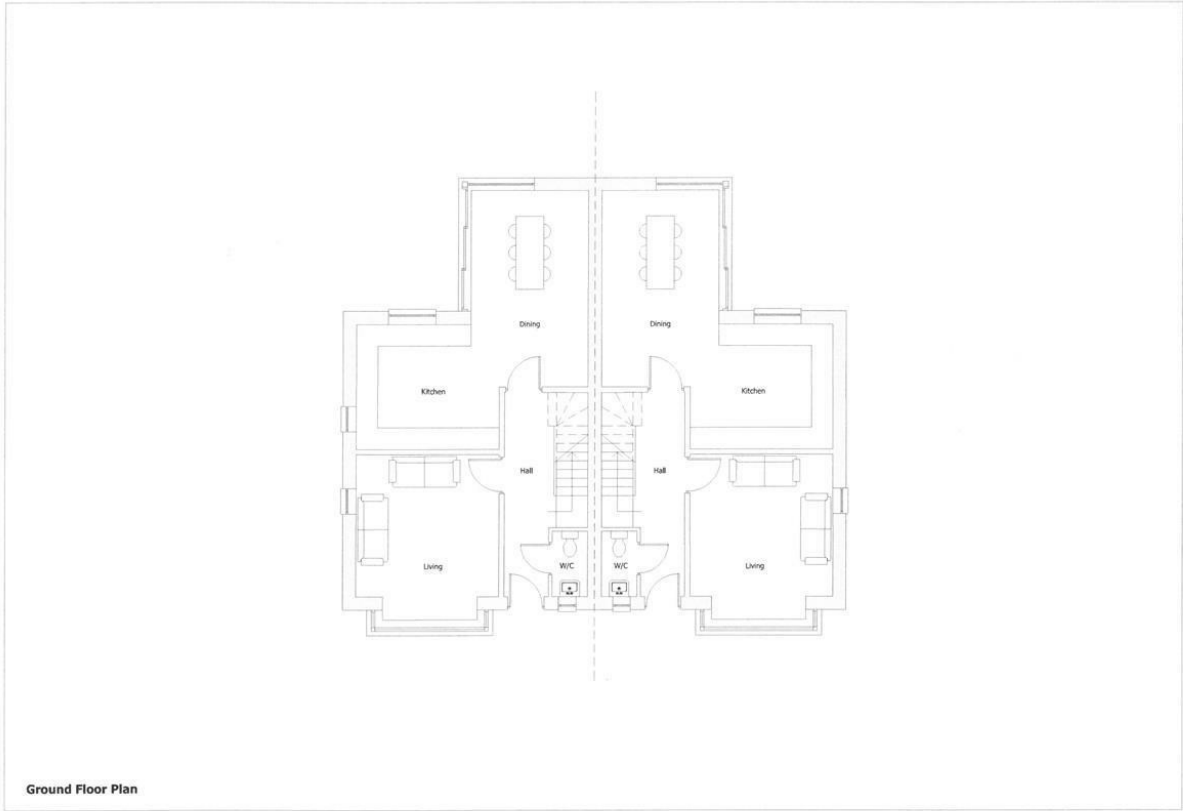
TENURE

SERVICES

ENERGY PERFORMANCE CERTIFICATE

COUNCIL TAX BAND

NOTE



Notes:
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Dimensions to be checked on site prior to beginning any construction or installation. Please report any inaccuracies to the architect.
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Project: SRW_018
Auchinleck Close
Kelleythorpe

Drawing Title
Ground Floor Plan

Date
26/01/2025

Drawn by
EB

Scale
1:100 at A3

Drawing No
SRW_018.02

STUDIO
REWORK