



3 Abbots Close
Drifffield, YO25 5AJ
Asking price £180,000

WILLOWGREEN
ESTATE AGENTS

CALLING FIRST TIME BUYERS/ NEXT TIME BUYERS.....

This beautifully presented two bedroom semi-detached house must be viewed.

The property briefly comprises, Entrance, kitchen/ diner, cloak/ pantry, lounge/ diner, landing with two double bedrooms and bathroom. Two parking spaces and low maintenance private rear garden with large timber shed. GREAT LOCATION!

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 3'2" x 5'6" (0.97 x 1.70)
Composite entrance door into kitchen.

KITCHEN 11'6" x 12'9" (3.52 x 3.90)
With range of base units, built-in fridge freezer, dishwasher, oven, hob and extractor, space for washing machine, work surface over, tiled splash back, laminate flooring, sink and mixer tap, coving, ceiling spotlighting, radiator, window to front elevation and stairs leading off.

CLOAKS/ WC/ PANTRY
With window to side elevation, laminate flooring and radiator. (This is now a pantry with shelving, however the sellers would re-instate the hand basin and wc if the buyer required).

LOUNGE/ DINER 15'10" x 12'9" (4.83 x 3.91)
With TV point, French doors to garden, coving, radiator and understairs cupboard.

FIRST FLOOR LANDING 4'9" x 3'2" (1.45 x 0.98)
With loft access and doors to.

BEDROOM 1 10'1" x 12'10" (3.09 x 3.92)
With airing cupboard, window to front elevation and radiator.

BEDROOM 2 9'7" x 12'9" (2.93 x 3.89)
With laminate flooring, window to rear and radiator.

BATHROOM 7'4" x 6'1" (2.25 x 1.86)
A modern white suite comprising panelled bath with thermostatic shower over, fully tiled throughout, heated towel ladder, window to side elevation and ceiling spotlighting.

PARKING
There is a block paved driveway to the front of the property which allows two vehicles to park.

GARDEN
The frontage is open plan, side gated access to the rear garden, which has been recently decked with garden shed and store, outside tap and lighting.

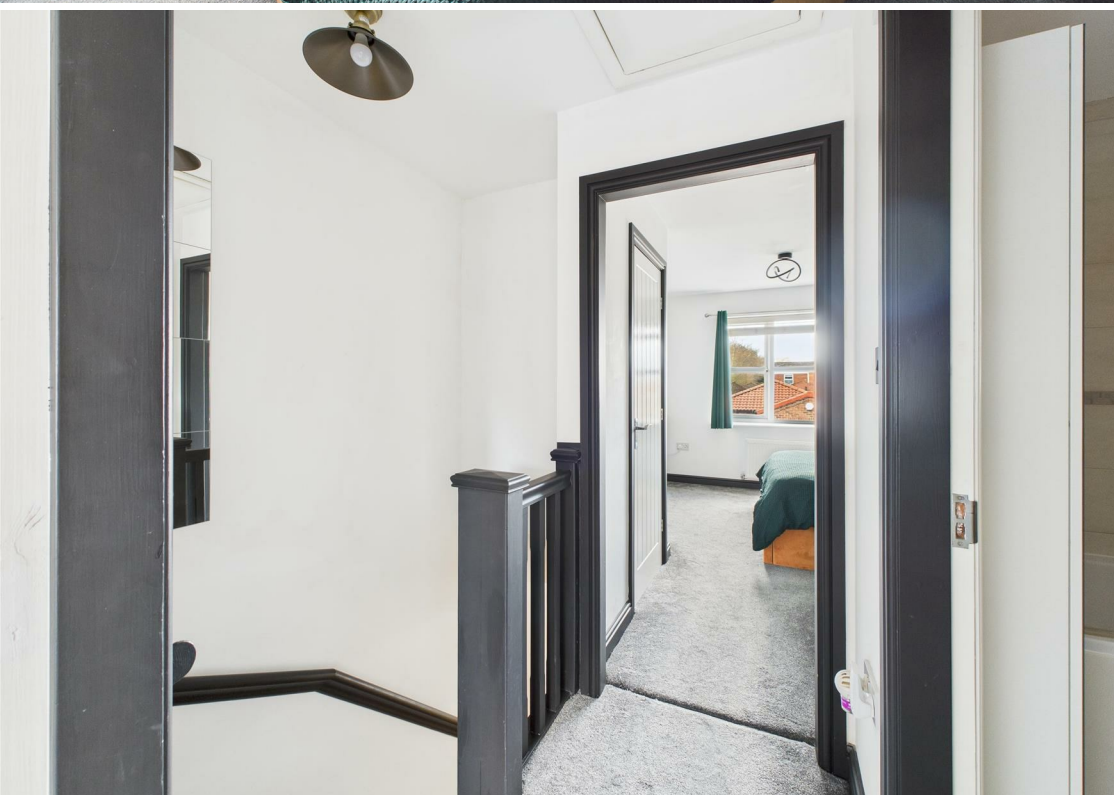
TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

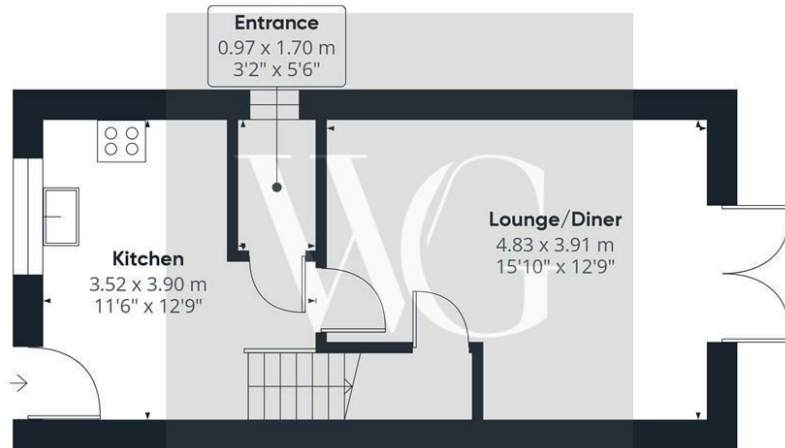
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

COUNCIL TAX BAND
The council tax band is B

NOTE







Floor 1



Floor 2

Landing
1.45 x 0.98 m
4'9" x 3'2"

WG

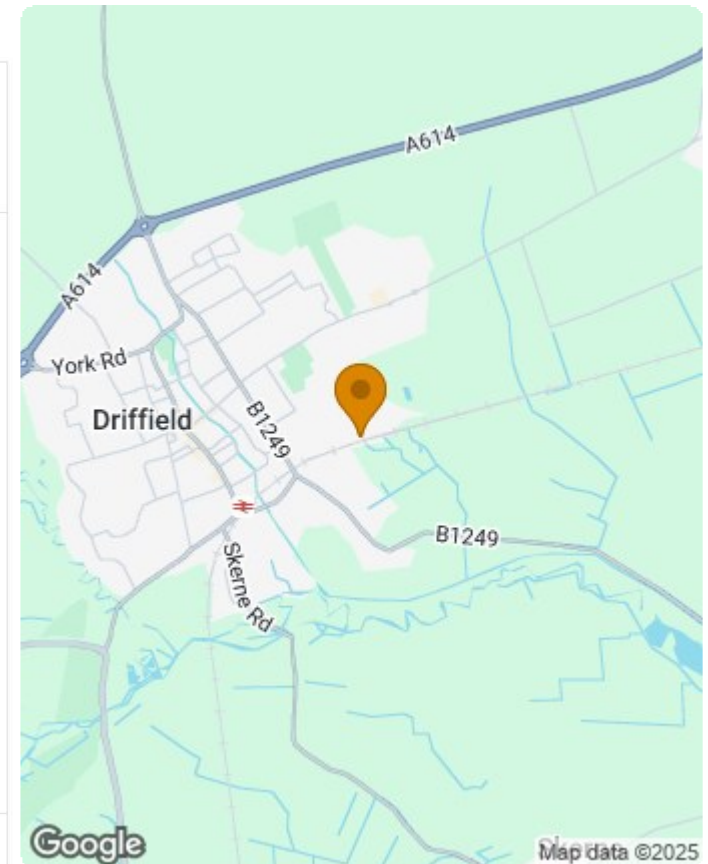
Approximate total area[®]
62.47 m²
672.42 ft²

(1) Excluding balconies and terraces.

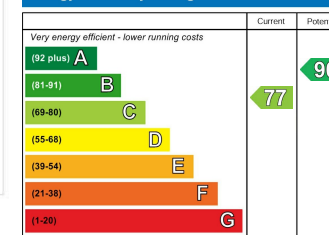
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

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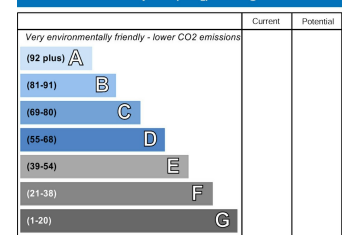
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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