



**3 Southfield Close  
Drifffield, YO25 9XQ  
Asking price £179,950**

  
**WILLOWGREEN**  
ESTATE AGENTS

A GREAT FIRST TIME BUYER HOME/ NEXT TIME BUYER..... SENSIBLY PRICED FOR EARLY INTEREST.

The property briefly comprises entrance porch, entrance hall, cloaks/ wc, lounge/ diner, kitchen, landing, three double bedrooms and shower room. GARDEN AND GARAGE.

Wetwang is a Yorkshire Wolds village and civil parish in the East Riding of Yorkshire, England, 6 miles (10 kilometres) west of Driffield on the A166 road. The village has plenty of amenities including fish and chip shop, primary school, parish church, village hall, public house, vehicle garage, village pond and lots of countryside walks.

EPC Rating C



**ENTRANCE PORCH** 16'11" x 3'10" (5.16 x 1.19)  
Currently used as a utility room with space for washing machine and tumble dryer. Floor mounted oil fired central heating boiler.

**ENTRANCE HALL** 6'4" x 9'1" (1.95 x 2.78)  
With airing cupboard, stairs leading off and radiator.

**CLOAKS/ WC** 2'8" x 5'5" (0.82 x 1.66)  
With wall mounted wash hand basin, low level wc, vinyl flooring and window to front elevation.

**KITCHEN** 8'0" x 11'10" (2.44 x 3.62)  
With range of wall and base units, breakfast bar, electric oven, hob and extractor fan over, work surfcae, tiled splash back, stainless steel sink and mixer tap, space for dishwasher and fridge/ freezer, radiator and window to front elevation.

**LOUNGE/ DINER** 20'7" x 12'0" (6.28 x 3.66)  
With laminate flooring, patio doors to garden, window to rear elevation, TV point and radiator.

**LANDING** 12'3" x 2'11" (3.74 x 0.89)  
With window to front elevation, airing cupboard, loft access and doors to.

**BEDROOM 1** 12'9" x 12'2" (3.89 x 3.72)  
With window to rear elevation, radiator and TV point.

**BEDROOM 2** 9'10" x 12'0" (3.01 x 3.66)  
With window to front elevation and radiator.

**BEDROOM 3** 7'6" x 9'6" (2.29 x 2.91)  
With window to rear and radiator.

**SHOWER ROOM** 6'5" x 5'4" (1.97 x 1.63)  
With modern white suite comprising low level wc, pedestal wash hand basin, shower cubicle with electric shower over, window to front elevation and part tiled walls.

**GARDEN**  
A low maintenenance garden to front and rear with secure fenced boundaries, timber garden shed to rear.

**GARAGE**  
A single brick garage in a block with up and over door.

**PARKING**  
There are two parking spaces in the parking area on the development.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
There are water, drainage and electricity available. The central heating is provided by an oil fired central heating boiler.

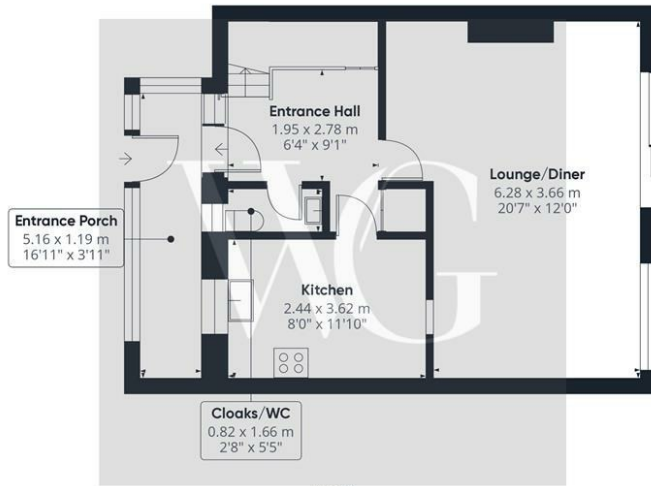
**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is C.

**COUNCIL TAX BAND**  
The council tax band is A.

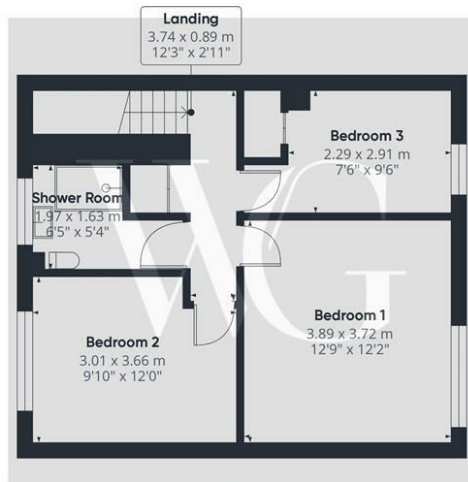
**NOTE**







Floor 1



Floor 2

WG

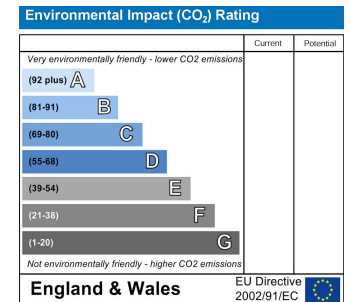
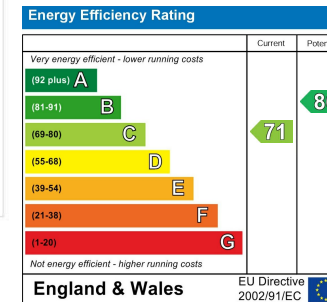
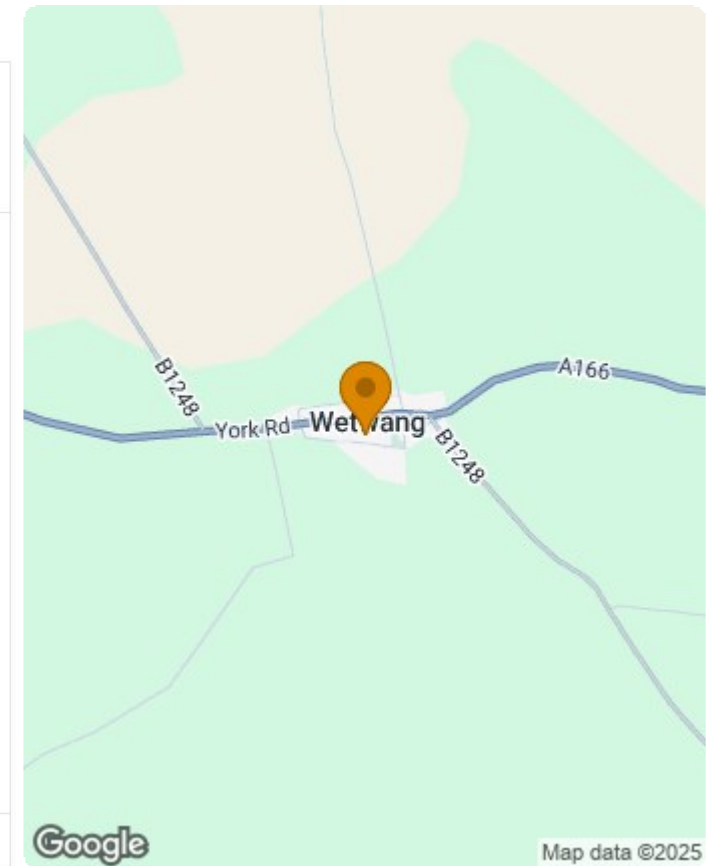
Approximate total area<sup>(1)</sup>  
92.09 m<sup>2</sup>  
991.25 ft<sup>2</sup>

(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



01377 310077 | driffield@willowgreenestateagents.co.uk

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

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