



**33 The Horseshoe**  
**Drifffield, YO25 6UW**  
**Asking price £295,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Situated in a delightful setting, in one of Driffield's most sought after locations. This super two bedroomed detached bungalow sits proud on the plot, offering good sized gardens, garage and plenty of parking.

The property briefly comprises, entrance hall, lounge/diner, kitchen, wc, two double bedrooms both with fitted wardrobes, modern shower room. The property benefits from gas central heating and Upvc double glazing. **MUST BE VIEWED TO APPRECIATE WHAT IS ON OFFER!!**

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 D



**ENTRANCE** 18'10" x 16'6" (5.75 x 5.03)  
UPVC door into hallway with two storage cupboards and side entrance.

**CLOAKS/WC** 4'6" x 4'3" (1.39 x 1.30)  
Window to side elevation. Recently re-fitted modern WC and wash hand basin, fully tiled, radiator.

**KITCHEN** 8'10" x 11'10" (2.71 x 3.62)  
With a range of modern wall and base units with under cupboard lights, tiled splashbacks, free standing oven in situ with extractor hood over, porcelain sink with mixer tap. Window to side elevation, serving hatch into lounge/diner. Plumbing for washing machine and dish washer.

**LOUNGE/DINER** 18'10" x 16'6" (5.75 x 5.03)  
Window to front and side elevation, feature brick fireplace with electric log burning stove. TV point, radiator.

**INNER HALLWAY** 4'9" x 5'3" (1.46 x 1.61)  
Leading to both bedrooms, storage and loft access.

**BEDROOM 1** 12'1" x 9'10" (3.69 x 3.01)  
French doors to rear, fitted wardrobes, radiator.

**BEDROOM 2** 12'0" x 9'10" (3.68 x 3.02)  
Window to rear elevation, fitted wardrobes, radiator.

**BATHROOM** 8'7" x 5'4" (2.63 x 1.64)  
Window to rear elevation, recently re-fitted modern suite comprising of large shower, WC and wash hand basin, fully tiled. Radiator.

**CONSERVATORY** 7'11" x 9'11" (2.43 x 3.04)  
Door to side elevation, tiled flooring. Radiator.

**GARDEN**  
The front garden is mainly laid to lawn with flower and shrub boarders. Side driveway providing parking for several vehicles which leads to a single detached garage with electric up and over door. The rear garden is mainly gravelled with mature shrubs and plants, to the side is a lawned area providing gated access to the front of the property. There is also a summer house to the rear.

**PARKING**  
Side driveway leading to detached single garage, with electric up and over door, extractor vent for tumble drier.

**TENURE**  
We understand that the property is freehold,

**SERVICES**  
All main services are connected to the property.

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

**COUNCIL TAX BAND**  
The council tax banding is D.

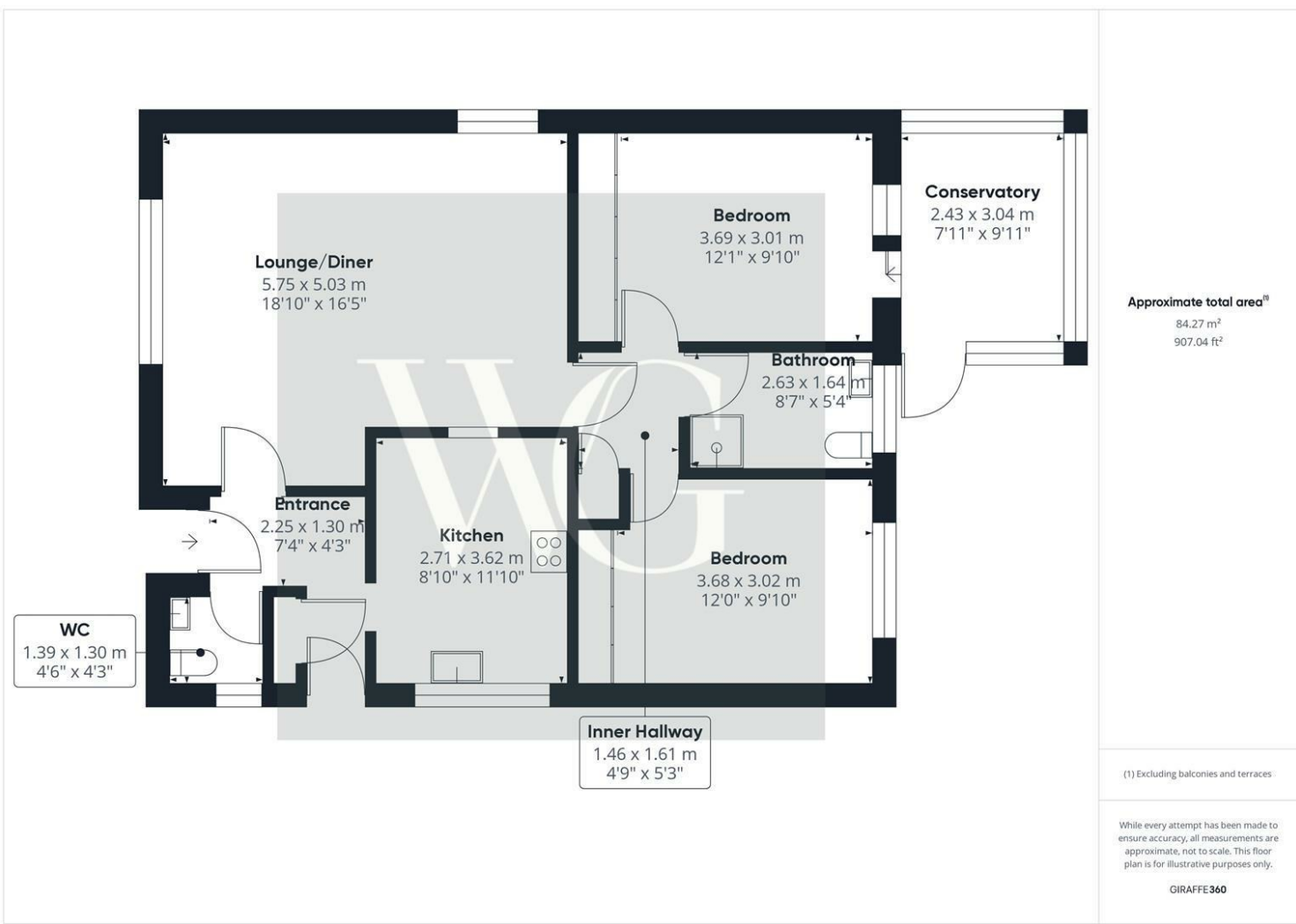












Approximate total area<sup>(1)</sup>  
84.27 m<sup>2</sup>  
907.04 ft<sup>2</sup>

(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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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