



**26 Underwood Bank
Drifffield, YO25 5BZ
Guide price £335,000**


WILLOWGREEN
ESTATE AGENTS

Modern 4-Bedroom Detached Home | Quiet Development | No Onward Chain

Situated on a peaceful, sought-after development on the edge of Driffield, this substantial 4-bedroom detached house offers spacious family living with an abundance of potential. Set back with ample off-street parking and a single brick garage, the property boasts a generous garden—ideal for entertaining or family life.

Recently redecorated throughout, the home is a true blank canvas, ready for its new owners to move in and make it their own. With neutral décor, fitted blinds and light shades included, it's perfect for buyers looking for a low-fuss move.

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 B



ENTRANCE HALL 4'11" x 13'7" (1.50 x 4.16)
With composite door into, stairs leading off, storage cupboard and doors to.

CLOAKS/ WC 3'9" x 6'7" (1.15 x 2.03)
A modern white suite briefly comprising pedestal wash hand basin, low level wc, tiled splash back, vinyl flooring and window to front elevation.

LOUNGE 11'0" x 17'1" (3.36 x 5.23)
With TV point, window to front elevation and radiator.

KITCHEN/ LIVING/ DINER 20'5" x 14'10" (6.24 x 4.53)
A range of modern wall, base and drawer units, space for 'American' fridge freezer. Built-in double oven, four ring gas hob, splash back and extractor hood, stainless steel 1 1/2 bowl sink with mixer tap, TV point, radiator, vinyl flooring and bi-fold doors to garden.

There is generous sitting and dining space.

UTILITY ROOM 5'3" x 6'4" (1.61 x 1.94)
With wall mounted gas central heating boiler, space for washing machine and tumble dryer, vinyl flooring, radiator and side entrance door.

LANDING 3'3" x 13'8" (1.00 x 4.17)
With airing cupboard and loft access. Doors to.

BEDROOM 1 10'5" x 14'8" (3.20 x 4.48)
With window to rear elevation and radiator.

EN-SUITE 7'0" x 4'6" (2.14 x 1.39)
With modern white suite comprising low level wc, pedestal wash hand basin, double shower cubicle with thermostaic shower over, glass shower screen, tiled splash back, heated towel ladder, window to side elevation, vinyl flooring and ceiling spotlighting.

BEDROOM 2 10'11" x 12'7" (3.34 x 3.86)
With window to front elevation and radiator.

BEDROOM 3 9'8" x 8'11" (2.96 x 2.74)
With window to front elevation and radiator.

BEDROOM 4 9'2" x 6'9" (2.81 x 2.07)
With window to rear elevation and radiator.

BATHROOM 5'6" x 6'11" (1.69 x 2.12)

With panelled bath, low level wc, pedestal wash hand basin, ceiling spotlighting, window to side elevation, vinyl flooring and heated towel ladder.

GARDEN
The garden is open plan to the front with side gated access to the rear garden which is mainly laid to lawn with patio, secure fencing, outside tap and outside lighting.

GARAGE 20'7 x 10'5 (6.27m x 3.18m)
There is a single brick garage with up and over door, power and light connected.

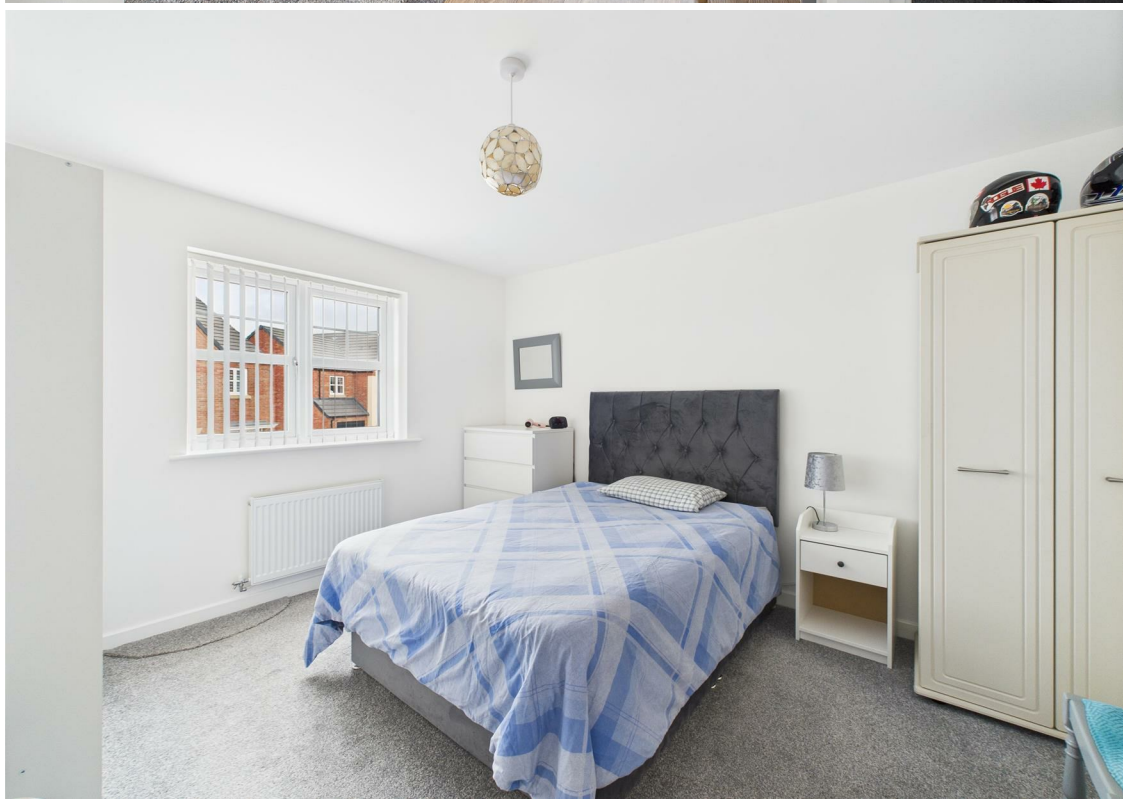
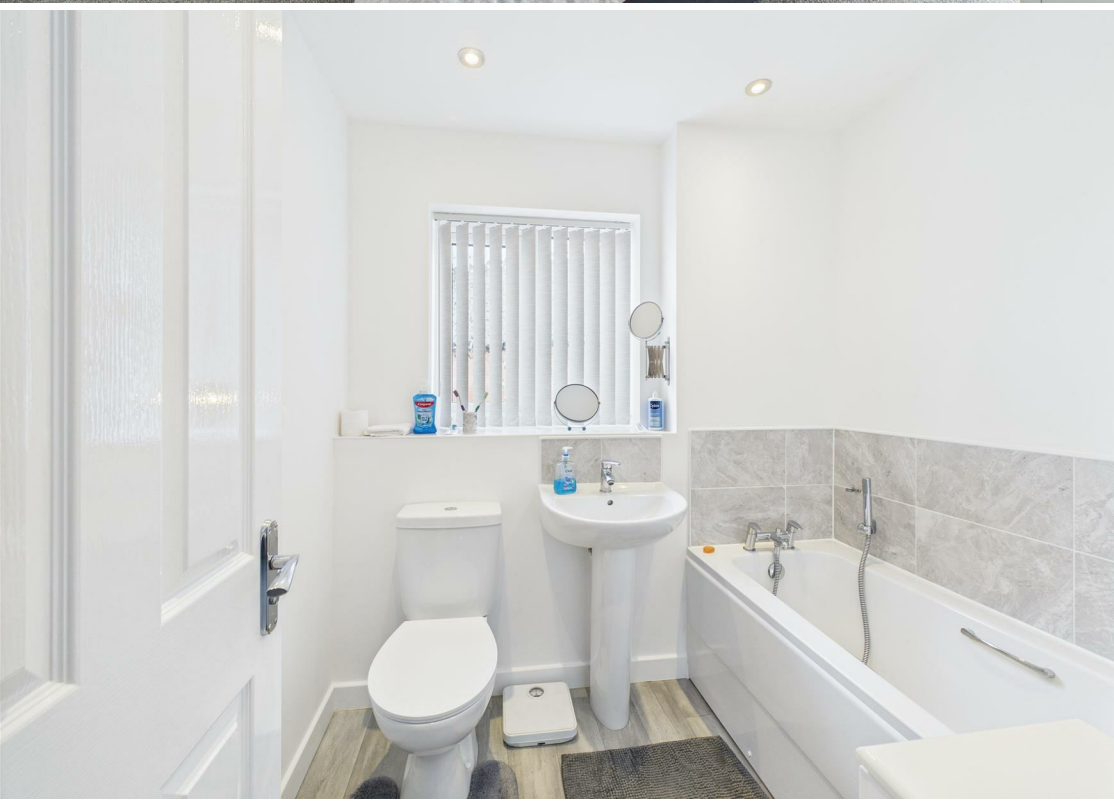
PARKING
The driveway is a good size and offers generous parking.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax band is D.







WG

Approximate total area^(b)

132.11 m²

1422.01 ft²

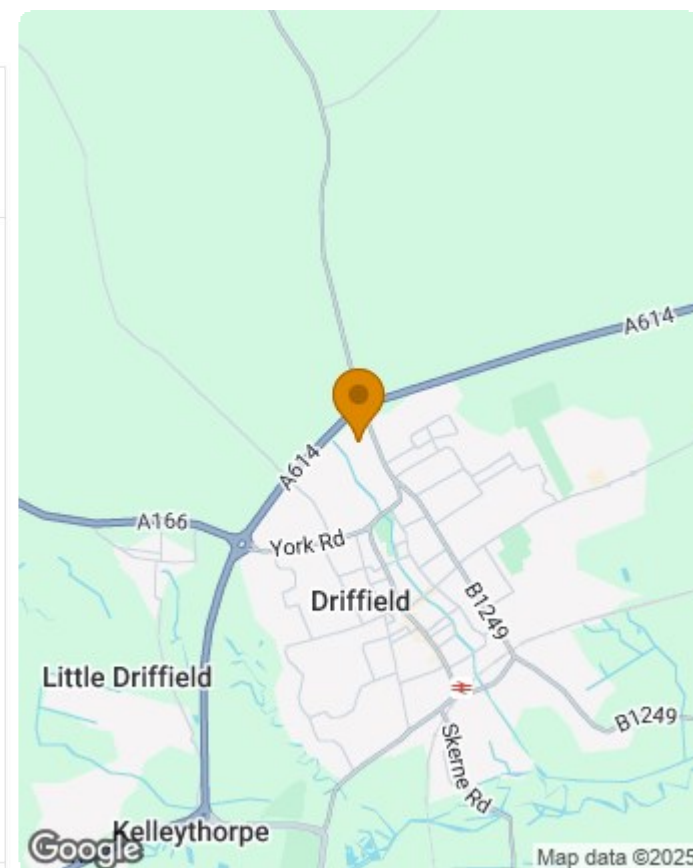
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360

	Not energy efficient - higher running costs
	England & Wales



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		84	94
<p><i>Not energy efficient - higher running costs</i></p>			


England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>			
<p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			

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