



7 Fieldfare
Driffield, YO25 5HL
Asking price £265,000


WILLOWGREEN
ESTATE AGENTS

A delightful three bedroom detached bungalow with garage and garden.

Great location, one not to be missed!

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 HALL 6'5" x 4'0" (1.96 x 1.24)
With window to side elevation and radiator.

CLOAKS/WC 6'4" x 3'2" (1.94 x 0.99)
With window to front elevation, white suite comprising low level wc and vanity wash hand basin and radiator.

KITCHEN 9'1" x 9'7" (2.79 x 2.94)
With range of wall and base units, asterite sink and mixer tap, space for washing machine, built-in electric oven and gas hob, extractor over, tiled splash back, work surfaces over, vinyl flooring, radiator, glazed units, window and door to side elevation and wall mounted gas cenmtral heating boiler.

LOUNGE 22'4" x 11'6" (6.81 x 3.52)
With gas fire in situ, window to front and side elevations and radiator.

INNER HALLWAY 8'9" x 2'9" (2.68 x 0.85)
With airing cupboard and loft access.

BEDROOM 1 14'9" x 9'11" (4.50 x 3.03)
With french doors to garden, range of fitted wardrobes and radiator.

BEDROOM 2 8'11" x 11'4" (2.72 x 3.46)
With window to rear and radiator.

BEDROOM 3 7'11" x 9'8" (2.42 x 2.96)
With window to side elevation and radiator.

BATHROOM 6'10" x 6'7" (2.09 x 2.01)
With vanity wash hand basin, panelled bath with shower over, glass screen, low level wc, part tiled walls, radiator, window to side elevation and extractor.

GARAGE
A single brick garage with up and over door, power and light connected and side personnel door.

GARDEN
A delightful plot with open plan frontage, shrubs and hedging, side driveway with plenty of parking leading to the garage.

The rear garden is very private and full of colour with good sized lawn and patio area.

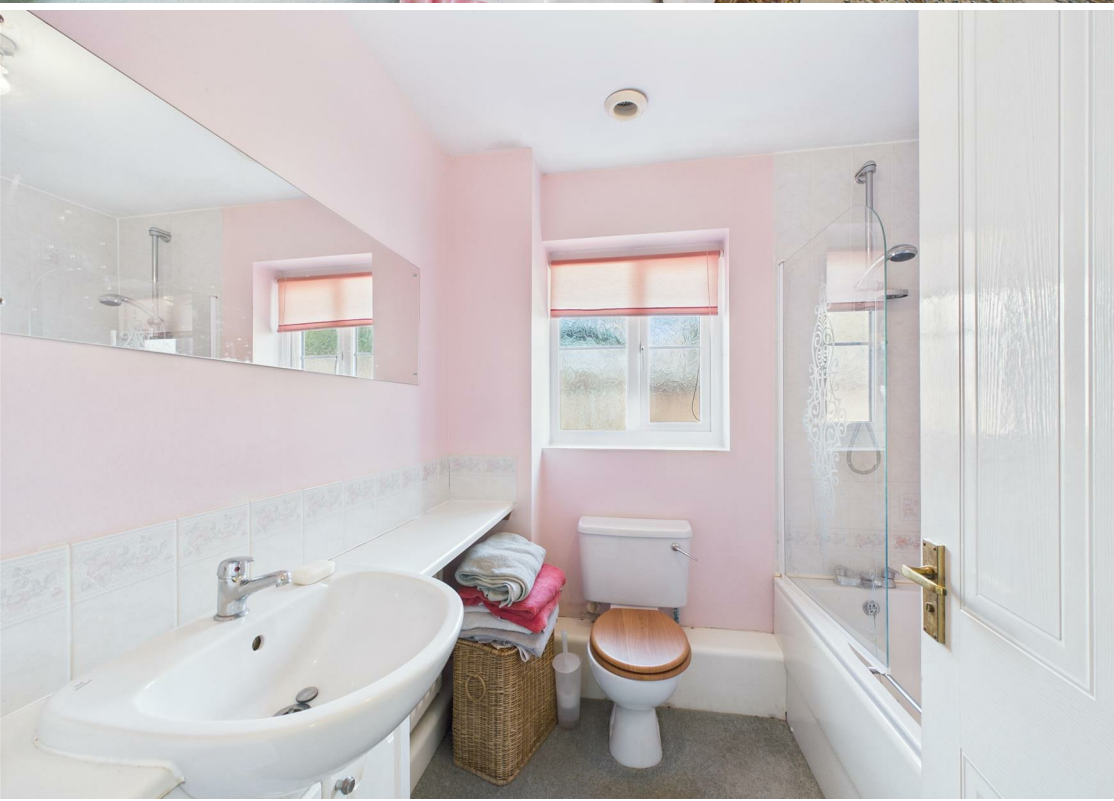
PARKING
There is plenty of parking on the driveway for several vehicles.

TENURE
We understand that the property is Freehold.

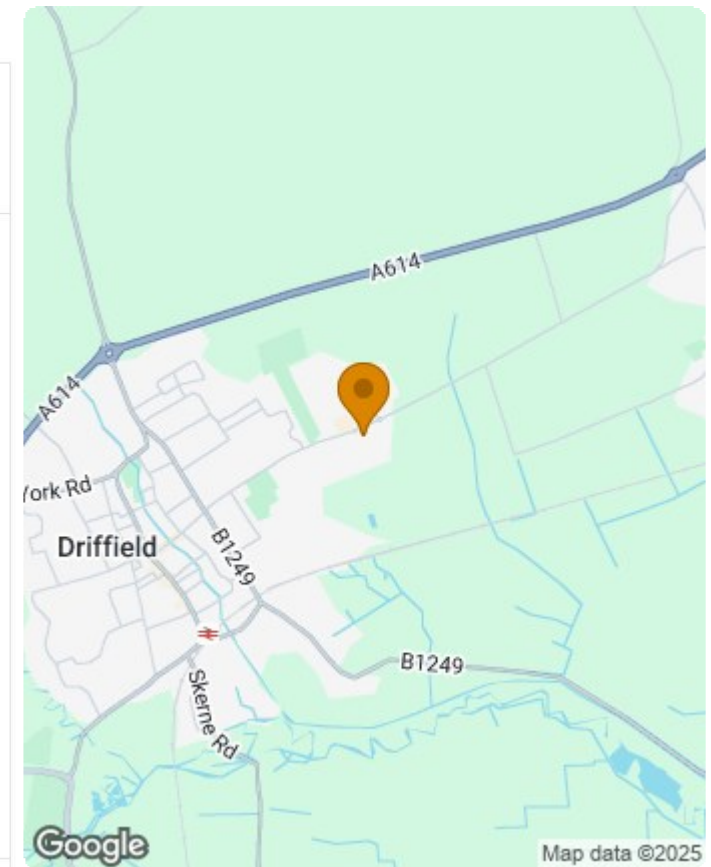
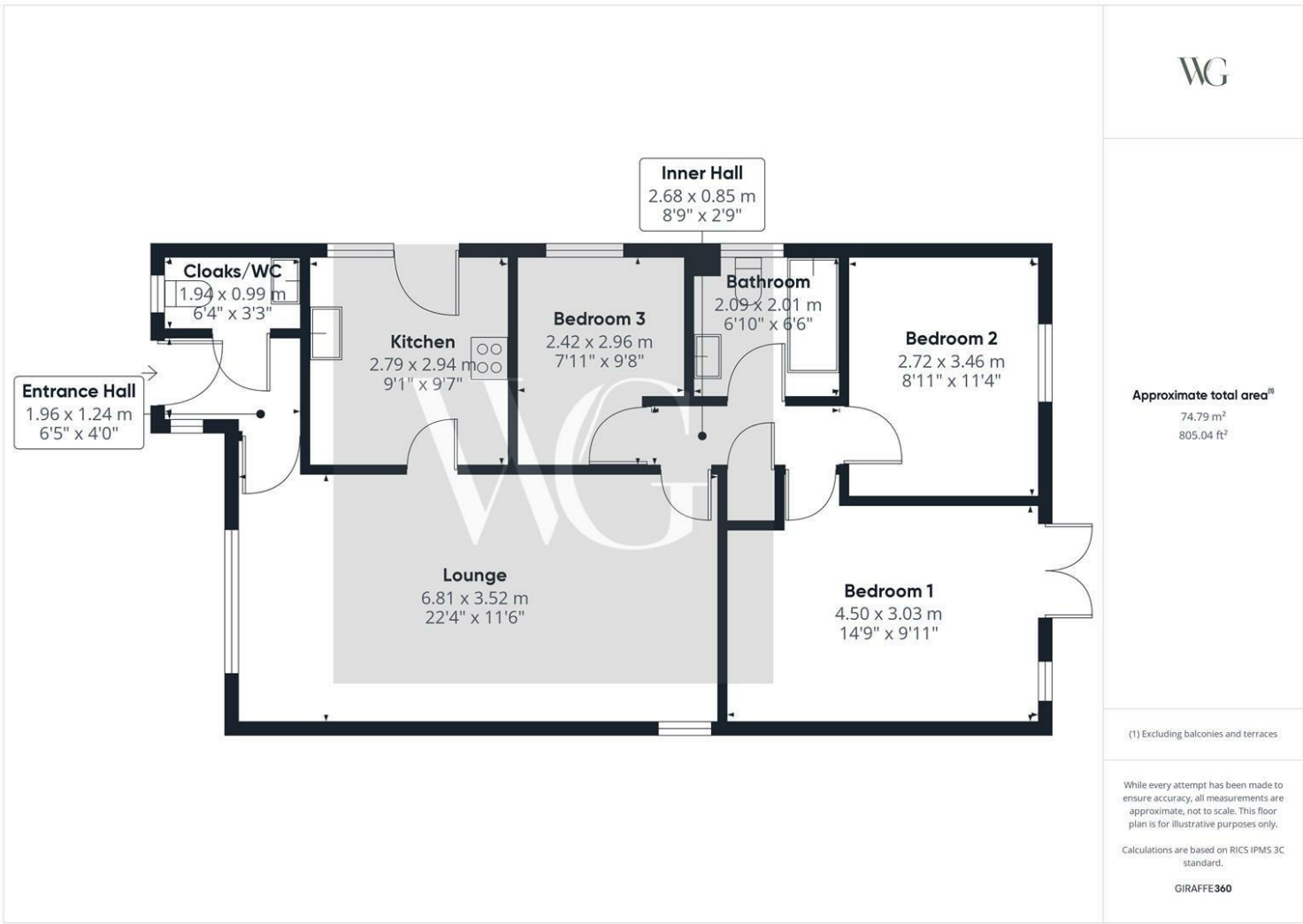
SERVICES
All mains services are connected.


ENERGEY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
The council tax band is C.







Energy Efficiency Rating		Environmental Impact (CO ₂) 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> <p><i>Not energy efficient - higher running costs</i></p>	<p>Current</p> <p>67</p>	<p>Potential</p> <p>83</p>	<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>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 