



**56 Southfield Road
Drifffield, YO25 9XX
Offers over £300,000**



WILLOWGREEN

ESTATE AGENTS

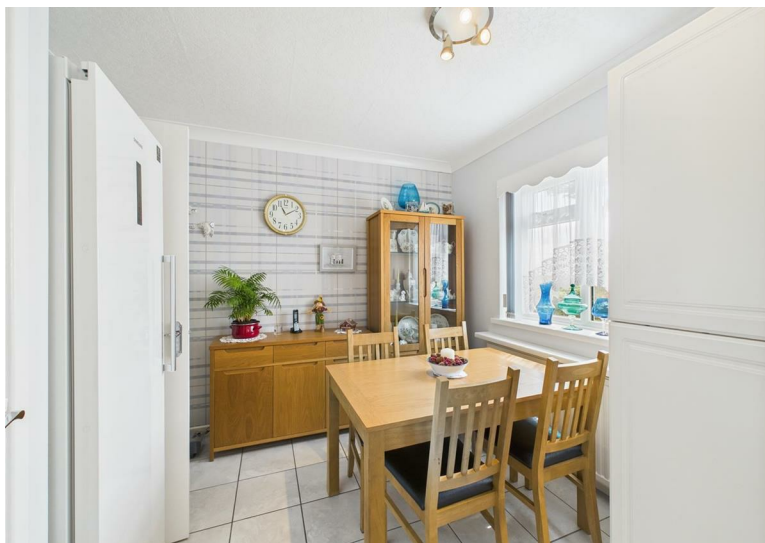
A DELIGHTFUL THREE BEDROOM DETACHED BUNGALOW WITH OPEN VIEWS AND LARGE ESTABLISHED REAR GARDEN!!

The property briefly comprises entrance lobby, entrance porch, lounge, kitchen/ diner, landing, three bedrooms and bathroom. Brick garage, timber garden shed and large plot. Scope for extension (subject to consents).

The property benefits from oil fired central heating and upvc double glazing.

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 D



ENTRANCE LOBBY 4'0" x 7'2" (1.22 x 2.19)
With upvc door into, radiator and door to garden and entrance hall.

ENTRANCE HALL 18'3" x 2'11" (5.58 x 0.90)
With oak flooring, radiator, dado, coving.

LOUNGE 14'9" x 11'10" (4.52 x 3.62)
With two radiators, square bay to the front elevation, TV point, coving and wall lighting.

KITCHEN/ DINER 17'8" x 9'7" (5.41 x 2.93)
With range of wall and base units, work surface over, tiled splash back, airing cupboard, space for washing machine, tumble dryer and cooker, radiator and two windows to the front elevation

BEDROOM 1 11'3" x 12'6" (3.43 x 3.82)
With window to rear elevation, fitted wardrobes, radiator and coving.

BEDROOM 2 7'6" x 11'3" (2.31 x 3.45)
With window to rear elevation and radiator.

BEDROOM 3 7'6" x 9'4" (2.31 x 2.86)
With window to the rear and radiator.

BATHROOM 5'4" x 11'3" (1.63 x 3.45)
With modern white suite comprising panelled bath, shower cubicle with shower over, pedestal wash hand basin, low level wc, heated towel ladder, fully tiled, window to rear elevation and coving.

GARAGE
A detached brick garage with electric roller door.

GARDEN
The property is situated on a large plot and has scope for EXTENSION.

The front of the property offers open views and has a sizeable side area for parking. Timber garden shed. The rear garden is mainly laid to lawn with secure boundaries, shrubs and flowers. Oil tank.

PARKING
There is an abundance of parking to the front of the property.

TENURE
We understand that the property is Freehold.

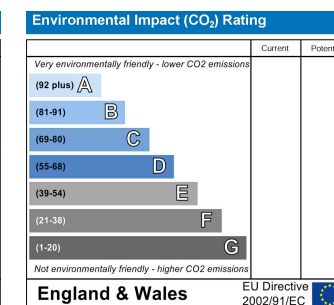
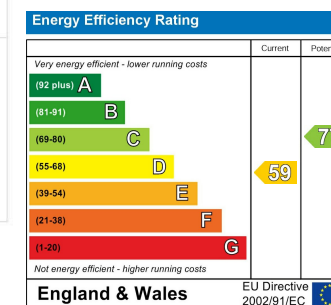
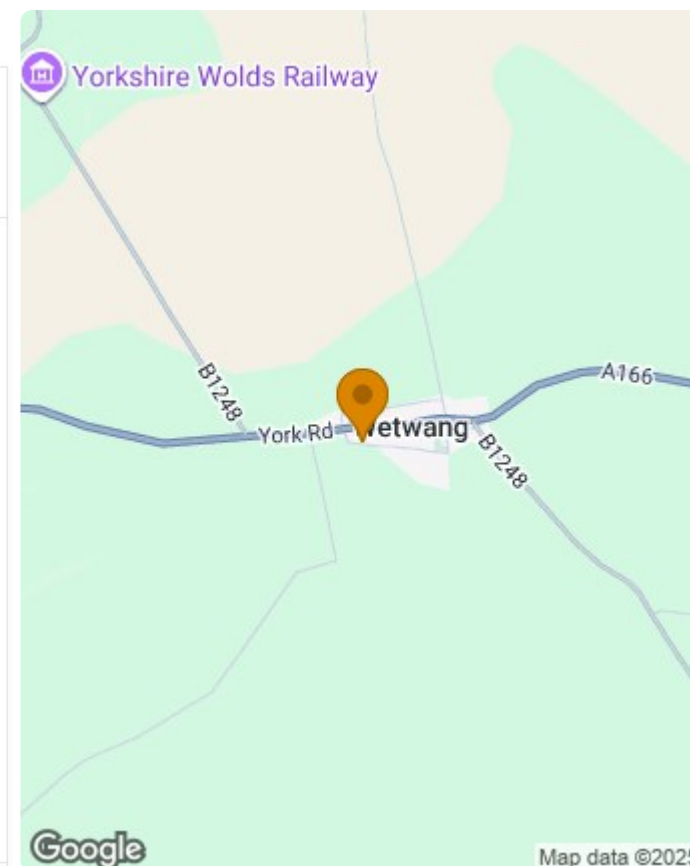
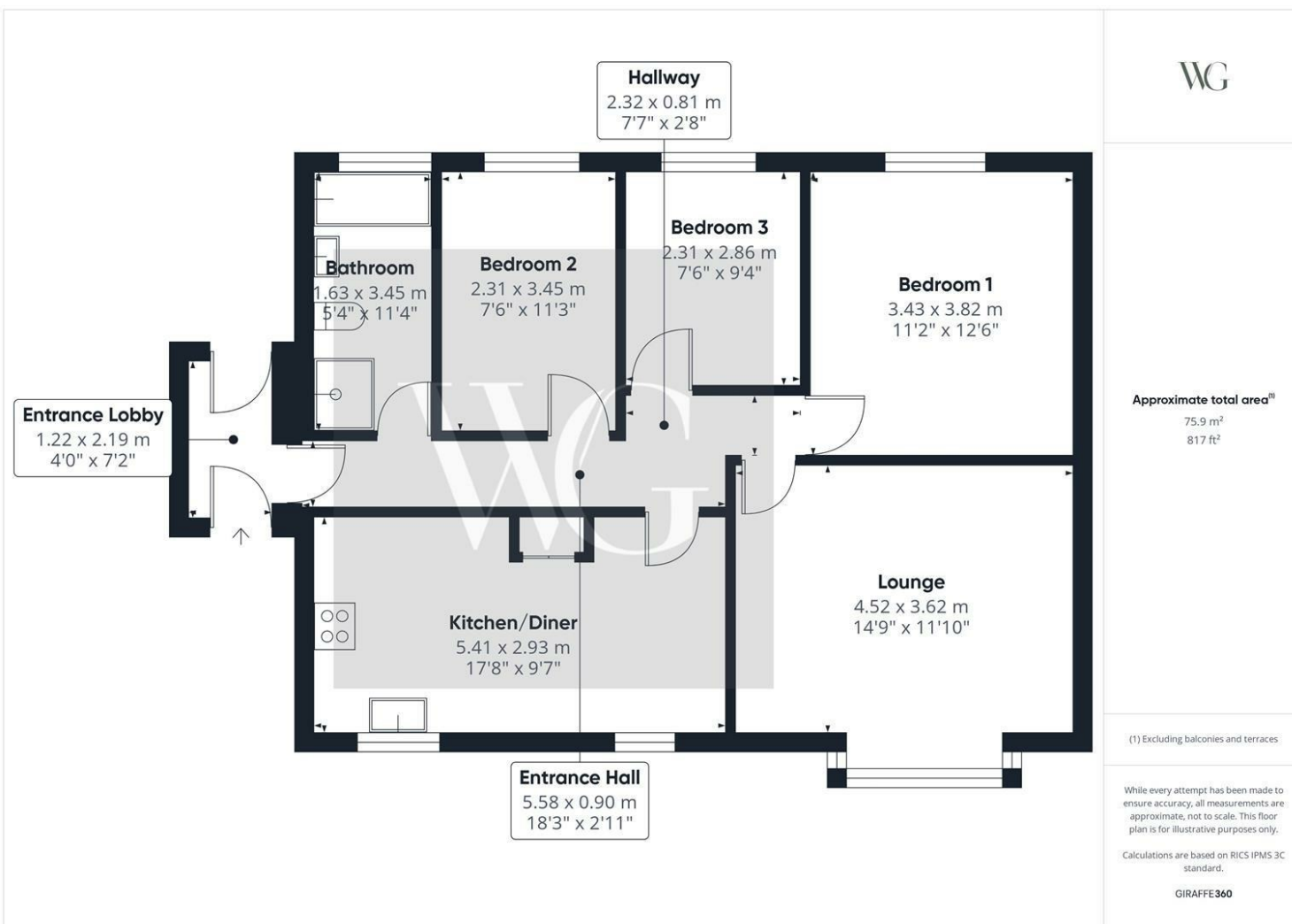
SERVICES
Water, drainage and electric are connected. The property benefits from oil fired central heating.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is C.







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