



12 Magnolia Close
Drifffield, YO25 6QU
Asking price £167,500

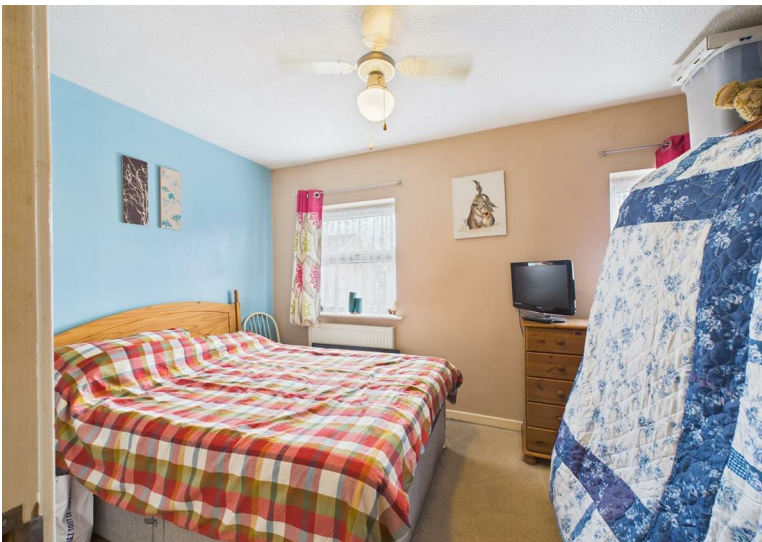

WILLOWGREEN
ESTATE AGENTS

A two bedroom semi-detached house situated in a quiet cul-de-sac, with off street parking, front and rear gardens. This would make an ideal first time buyer property, downsizing or investment.

The property briefly comprises, lounge/Diner, kitchen, two double bedrooms, family bathroom, parking and gardens.

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 TBC



ENTRANCE HALL 3'0" x 8'2" (0.92 x 2.50)
With laminate flooring and radiator.

CLOAKS/ WC 2'5" x 5'7" (0.74 x 1.71)
With low level wc, & wall mounted wash hand basin and radiator.

KITCHEN 6'7" x 8'0" (2.01 x 2.46)
With range of wall and base units, space for washing machine, cooker and fridge freezer, wall mounted gas central heating boiler, window to front elevation and laminate flooring.

LOUNGE/DINER 12'7" x 14'11" (3.84 x 4.56)
With wall mounted gas fire, window to side and rear elevations, rear entrance door.

LANDING 3'3" x 7'3" (1.00 x 2.22)
With doors to.

BEDROOM 1 13'0" x 8'2" (3.97 x 2.51)
With radiator and window to front elevation.

BEDROOM 2 12'6" x 7'3" (3.83 x 2.23)
With radiator and window to rear elevation.

BATHROOM 6'1" x 7'3" (1.87 x 2.23)
With modern white suite, 'P' shaped panelled bath with shower over, pedestal wash hand basin, low level wc, tiled walls, window to side elevation and shaver point.

GARDEN
With open plan garden to the front, side gated access opening into large rear garden, which is mainly laid to lawn, securely fenced and very private.

PARKING
Driveway with parking for two vehicles.

TENURE
We understand that the property is Freehold.

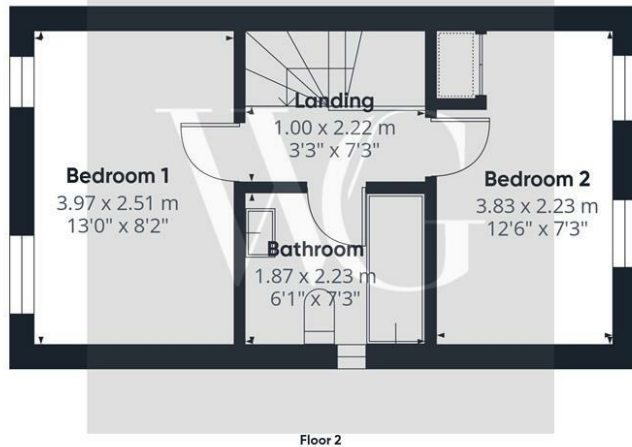
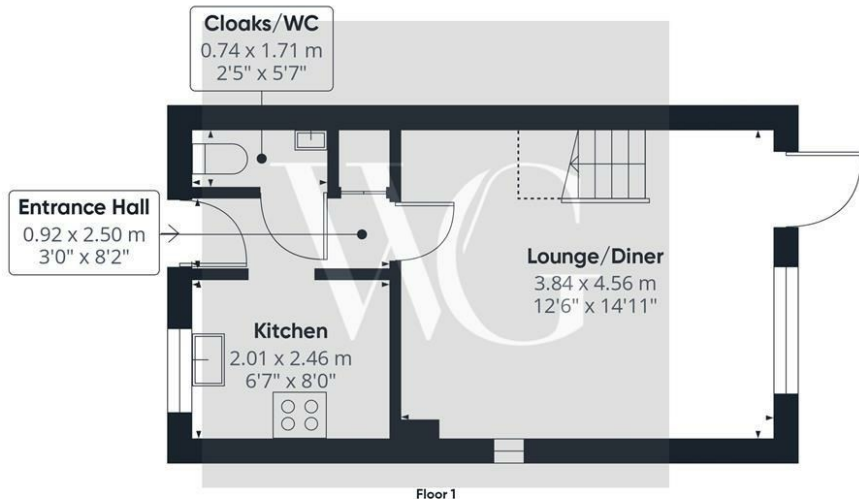
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
The council tax band is A.







WG

Approximate total area⁽¹⁾

51.1 m²
550 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

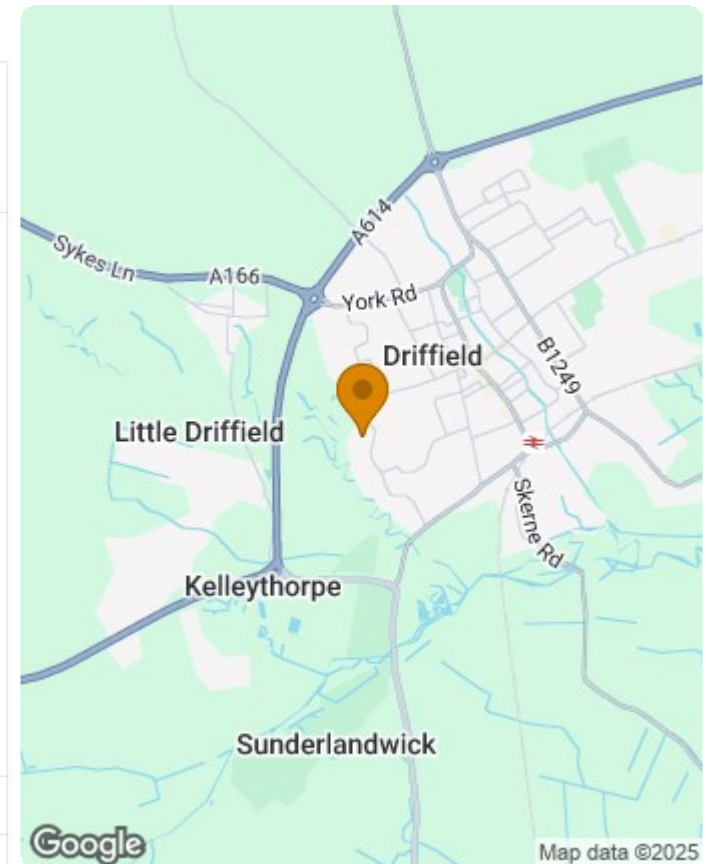
Reduced headroom

Below 1.5 m/5 ft

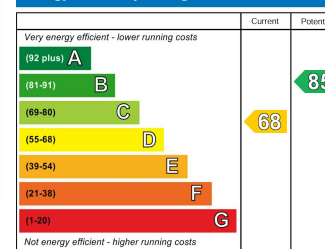
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



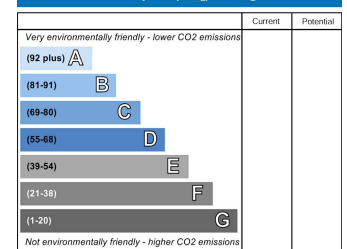
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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