



22 Orchard Drive
Driffield, YO25 9UW
Asking price £220,000

WILLOWGREEN
ESTATE AGENTS

Beautiful and contemporary throughout, situated in the wolds village of Middleton on the Wolds is this 3 bedroom detached family home which offers well appointed accommodation throughout. The ground floor benefits from a welcoming hallway with access to the open plan kitchen/diner/lounge with a log burner with oak mantle. Upstairs provides three good sized bedrooms with modern family bathroom.

Middleton on the Wolds is a popular residential village, sought after due to its location on the A614 and is conveniently situated for access to Driffield, Beverley and Hull as well as the Motorway network and the coast. It offers a range of local facilities including a post office, one public house, and an infant/junior school. Central to the village is an attractive village pond and small grassed area together with St Andrew's Church sitting in a commanding position helping to maintain the villages traditional feel.

EPC Rating F



ENTRANCE HALL 13'1",39'4" x 5'7" (4,12 x 1.71)
UPVC double glazed door with side window, laminate flooring and radiator.

KITCHEN/DINER 9'10" x 17'9" (3.00 x 5.43)
Fitted with a range of modern contemporary base and wall units, plinth lighting, granite worktops, laminate flooring, 1.5 ceramic sink with mixer tap over. Electric cooker and hob with extractor over. Dining area with french doors out to the rear garden.

LOUNGE 13'6" x 11'8" (4.12 x 3.58)
Light and airy open plan from the dining area. Log burner with oak mantel set on a stone flagged hearth. Window to front aspect, radiator.

UTILITY/SHOWER ROOM 3'7" x 4'1" (1.11 x 1.26)
Utility area leading to shower room with corner shower, low flush WC, pedestal sink unit, window to rear aspect, tiled flooring.

LANDING 8'5" x 6'3" (2.58 x 1.93)
Window to side aspect providing plenty of light, airing cupboard, loft access.

BEDROOM 1 12'4" x 10'4" (3.76 x 3.17)
Recently re-decorated and carpeted, window to front aspect, radiator.

BEDROOM 2 11'5" x 9'7" (3.48 x 2.94)
Recently re-decorated and carpeted, window to rear aspect, radiator.

BEDROOM 3 9'4" x 7'2" (2.85 x 2.20)
Recently re-decorated and carpeted, window to front aspect, radiator.

BATHROOM 5'6" x 7'10" (1.69 x 2.41)
Recently re-fitted with modern white suite, , pedestal sink with chrome mixer tap, low flush WC, beth with electric shower over, dual aspect.

GARDEN
To the front of the property is a large gravelled frontage providing ample parking for a number of cars. The rear garden has been recently re-fenced, mainly laid to lawn with shrub borders and patio area.

PARKING
The property has two driveways providing parking for several vehicles.

TENURE
We understand the property is freehold.

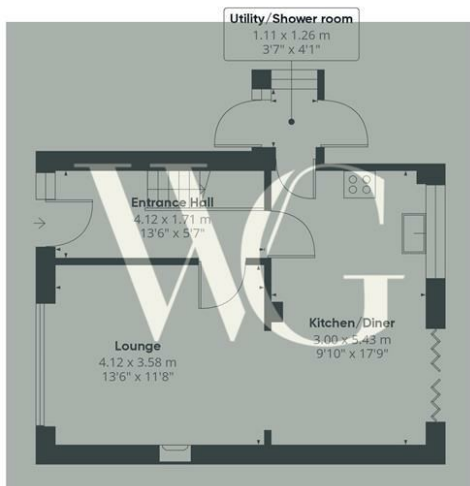
SERVICES
Water, Electric and gas are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is E

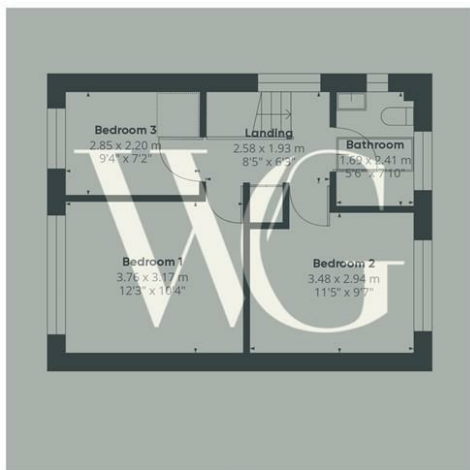
COUNCIL TAX BAND
The council tax banding is B







Floor 1



Floor 2

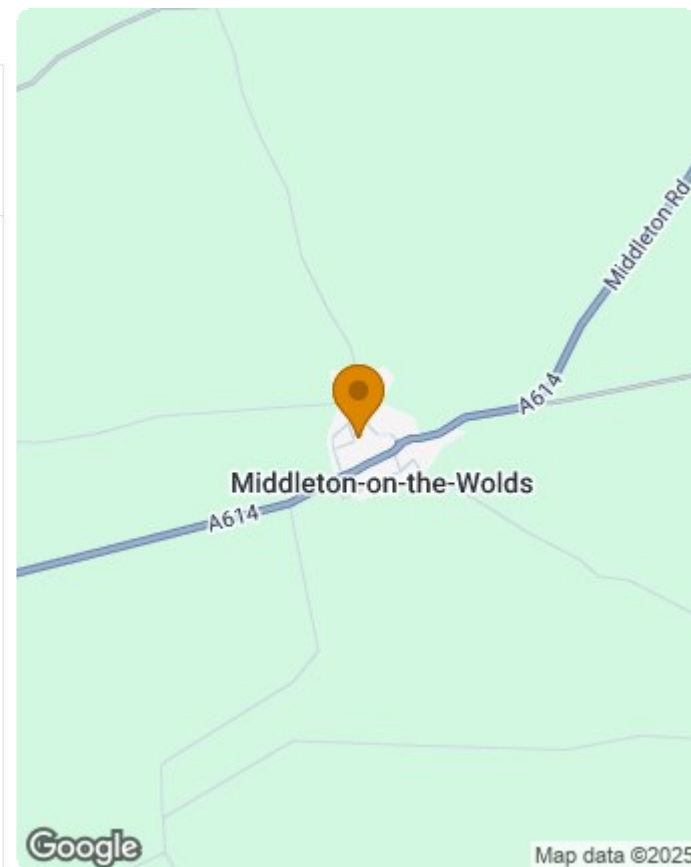
WG

Approximate total area⁽¹⁾
78.57 m²
845.72 ft²

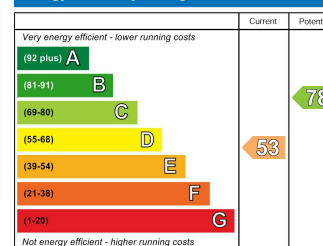
(1) Excluding balconies and terraces

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

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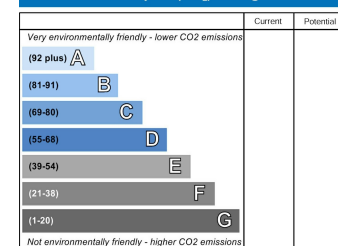
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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