



11 Hunsley Avenue
Drifffield, YO25 5GD
Asking price £160,000


WILLOWGREEN
ESTATE AGENTS

This immaculately presented property, located in the sought-after Mortimer Park development by Barratt Homes, built in 2023 provides an excellent opportunity for first-time buyers, downsizers, and investors. The home features a beautifully presented interior which has been extremely well looked after by the current owners. There is a good sized secure rear garden and parking. THIS IS ONE NOT TO BE MISSED.

The property briefly comprises of, Entrance Hall, Cloaks/WC, open plan Kitchen/Dining/Living area. Two double bedrooms and bathroom. Parking to the front of the property.

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 4'6" x 5'9" (1.38 x 1.77)
With composite door into, radiator.

CLOAKS/WC 4'10" x 3'4" (1.49 x 1.02)
A modern white suite comprising of low flush WC, pedestal wash hand basin, radiator.

KITCHEN/DINER/LIVING 23'6" x 12'10" (7.17 x 3.93)
Window to front elevation. Fitted with a range of modern wall and base units with matching worktops over, integrated fridge/freezer, dishwasher and washing machine, vinyl flooring, space for dining table. Understairs storage cupboard. Living area with french doors to rear garden which floods the room with natural light, modern panelling, radiator.

LANDING 6'2" x 3'2" (1.89 x 0.99)
Loft access, radiator.

BEDROOM 1 8'9" x 12'9" (2.68 x 3.91)
Window to rear elevation, storage cupboard, radiator.

BEDROOM 2 7'10" x 12'10" (2.39 x 3.92)
Two windows to front elevation, radiator.

BATHROOM 6'2" x 6'0" (1.90 x 1.85)
Modern three piece suite comprising of low flush WC, pedestal wash hand basin, bath with shower over.

GARDEN
The rear garden is mainly laid to lawn with shrub and flower border. Pathway to gate access at the rear.

PARKING
Block paved parking to the front of the property.

TENURE
We understand that the property is freehold.

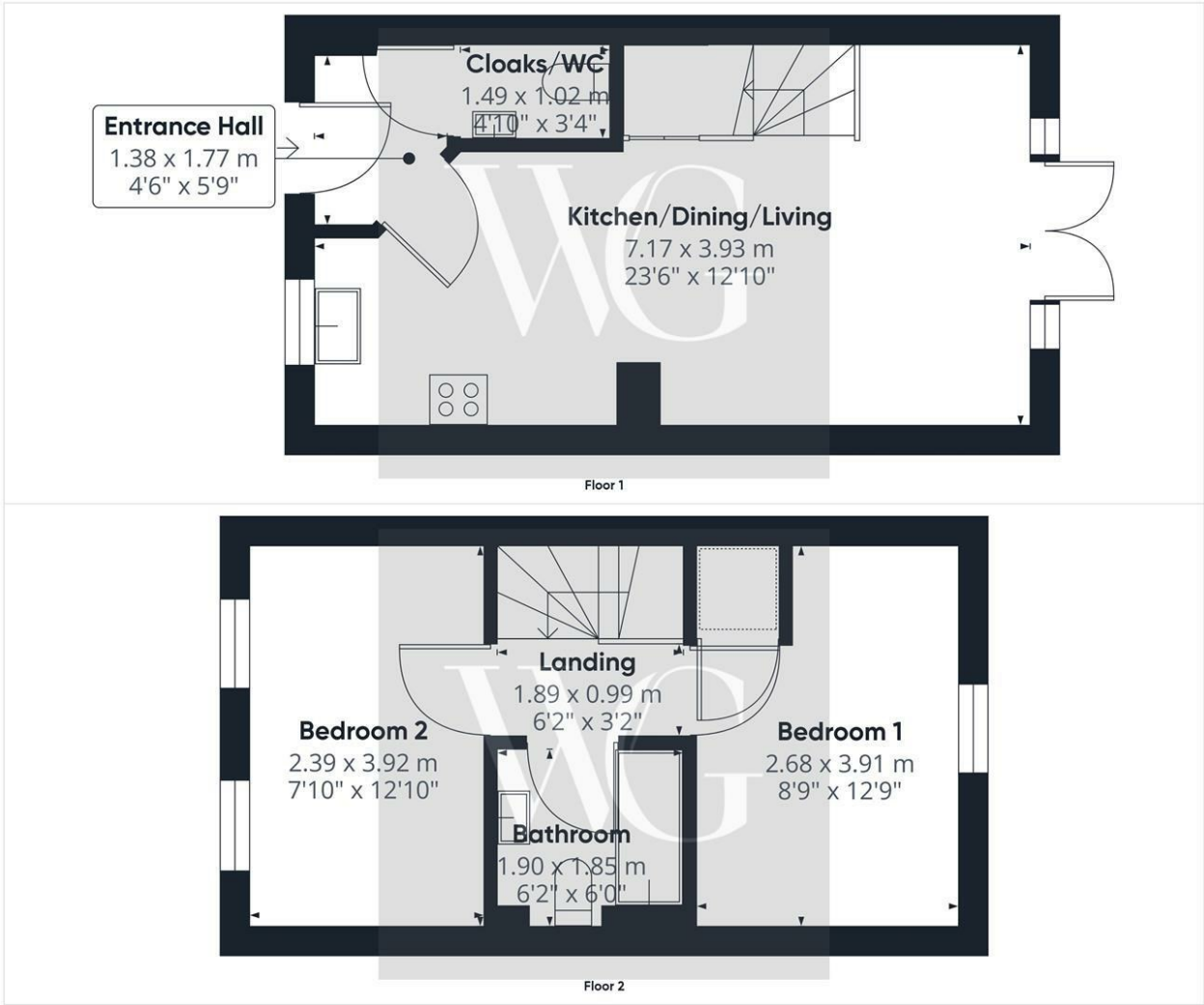
SERVICES
All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B

COUNCIL TAX BAND
The council tax banding is B.







Approximate total area⁽¹⁾

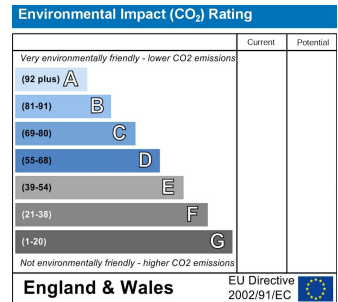
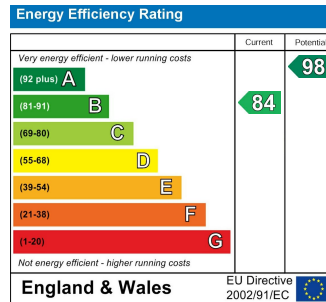
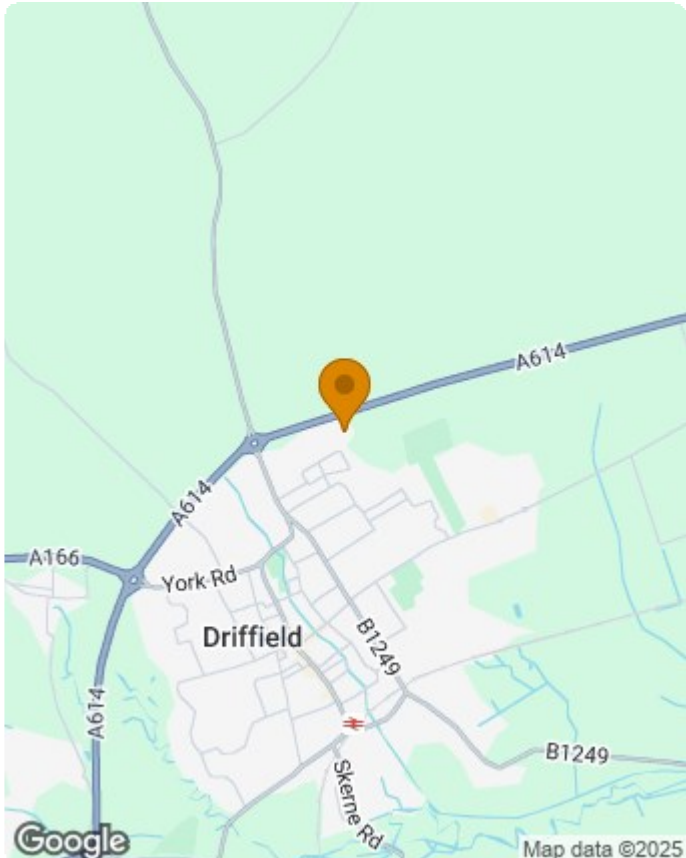
52.59 m²
566.07 ft²

(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.

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