



10 Edmond Close
Drifffield, East Yorkshire YO25 5GJ
Asking price £249,950


WILLOWGREEN
ESTATE AGENTS

This immaculately presented three bedroom detached property, located in the sought-after spellowgate development by Linden Homes, provides an excellent opportunity for next-time buyers, upsizers/downsizers, offering family sized accommodation. 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, garage and parking. **THIS IS ONE NOT TO BE MISSED.**

The property briefly comprises of, Entrance Hall, Cloaks/WC, Kitchen/Diner, Lounge/ Diner, Three double bedrooms one en-suite and family bathroom. Single brick garage, parking and garden.

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 3.61 x 10.8 (0.91m.18.59m x 3.05m.2.44m)
With radiator, composite door into, tiled flooring, storage cupboard and stairs leading off.

KITCHEN/ DINER 10'7 x 9'7 (3.23m x 2.92m)
With range of wall, base and drawer units, intergrated dishwasher, fridge freezer, electric oven, gas hob and extractor fan, work surface over and upstand. Wall mounted gas central heating boiler, window to front elevation and ceiling spot lighting.

LOUNGE/ DINER 18'9 x 12'10 (5.72m x 3.91m)
A spacious room with French doors to the garden, window to rear elevation, TV point and two radiators.

CLOAKS/ WC 4'11 x 3'7 (1.50m x 1.09m)
With modern white suite comprising pedestal wash hand basin, low level wc, tiled flooring and extractor fan.

LANDING 11'10 x 3'00 (3.61m x 0.91m)
With window to side elevation, loft access and doors to.

BEDROOM 1 11'3 x 9'11 (3.43m x 3.02m)
With window to front elevation, radiator and TV point.

EN-SUITE 9'11 x 3'10 (3.02m x 1.17m)
With modern white suite, comprising low level wc, pedestal wash hand basin, double shower cubicle with glass screen, thermostatic shower over, part tiled walls and tiled flooring.

BEDROOM 2 10'5 x 8'5 (3.18m x 2.57m)
With window to rear elevation and radiator.

BEDROOM 3 9'10 x 6'6 (3.00m x 1.98m)
With window to rear elevation and radiator.

BATHROOM 6'11 x 6'3 (2.11m x 1.91m)
With modern white suite comprising, pedestal wash hand basin, low level wc, panelled bath with thermostatic shower over, glass shower scvreen, part tiled walls and tiled flooring. Window to side elevation.

OUTSIDE
The property is tucked away in the cul-de-sac with super open plan frontage, side driveway leading to garage and gated access to th erear garden. The rear garden is mainly laid to lawn, securely fenced, raised decked

seating area and timber garden shed. Outside tap and outside lighting.

GARAGE
A single brick garage with up and over door. Power and light connected.

PARKING
There is a good sized driveway with plenty of parking.

TENURE
We understand that the property is Freehold.

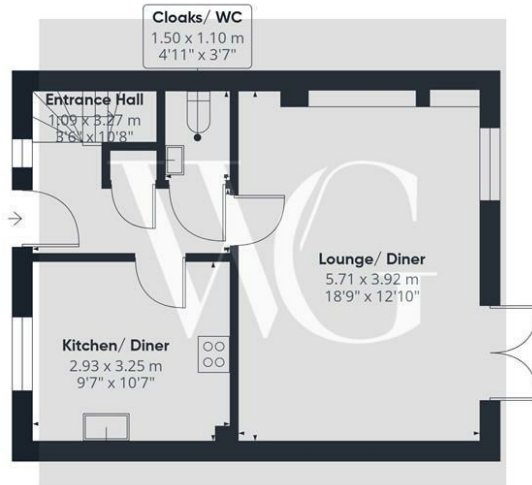
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy assessment rating is B.

COUNCIL TAX BAND
The council tax band is C.







Floor 2

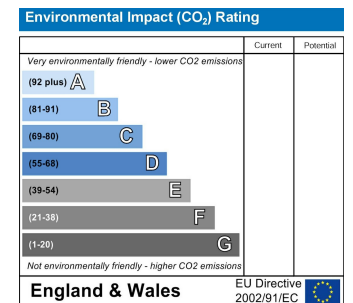
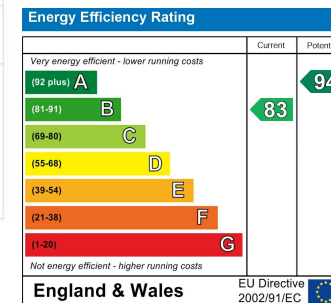
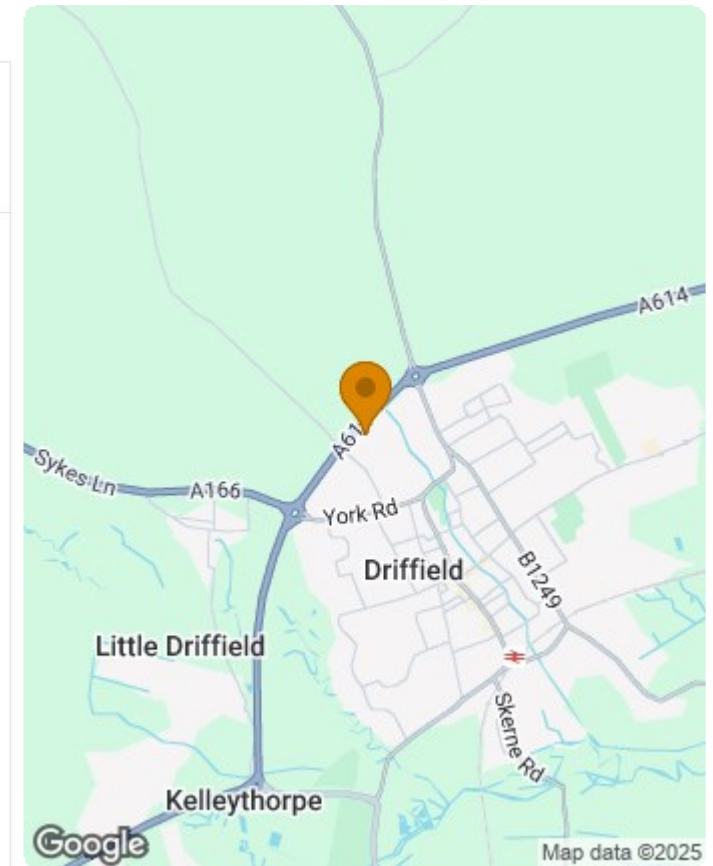
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Approximate total area⁽¹⁾
76.6 m²
824 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Drifffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Drifffield, YO25 6TN | Company number: 12857633