



3 Redwing Drive
Driffield, YO25 5HJ
Asking price £195,000


WILLOWGREEN
ESTATE AGENTS

A beautifully presented 3 bedroom semi-detached house with generous garden, brick garage and bespoke summerhouse.

The property is one not to be missed, with recently re-fitted kitchen and is immaculate throughout!

Briefly comprising entrance hall, lounge, kitchen/ diner, landing, three bedrooms and family bathroom. Super parking and brick garage.

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 D



ENTRANCE HALL 4'2 x 3'11 (1.27m x 1.19m)
With radiator, composite door into and stairs leading off.

LOUNGE 15'10 x 10'3 (4.83m x 3.12m)
With window to front elevation, radiator, electric fire in situ, TV point and door to.

KITCHEN/ DINER 13'7 x 8'8 (4.14m x 2.64m)
A recently re-fitted kitchen, with wall and base units, work surface over, splash back, electric oven, gas hob, extractor, integrated bin, asterite 1 1/2 bowl sink, vinyl flooring, radiator, understairs cupboard and French doors to garden.

LANDING 8'9 x 6'3 (2.67m x 1.91m)
With airing cupboard and loft access.

BEDROOM 1 10'5 x 8'10 (3.18m x 2.69m)
With window to front elevation, radiator and built-in wardrobe.

BEDROOM 2 10'1 x 7'1 (3.07m x 2.16m)
With window to rear and radiator.

BEDROOM 3 6'11 x 6'2 (2.11m x 1.88m)
With window to rear elevation and radiator.

BATHROOM 6'5 x 5'6 (1.96m x 1.68m)
With modern white suite, panelled bath, shower over, part tiled walls, low level wc, pedestal wash hand basin, radiator and window to side elevation.

OUTSIDE
With delightful open block paved frontage, driveway to garage, gated access to the rear, large rear lawn with borders, fenced and fabulous bespoke timber summerhouse with power and light connected.

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

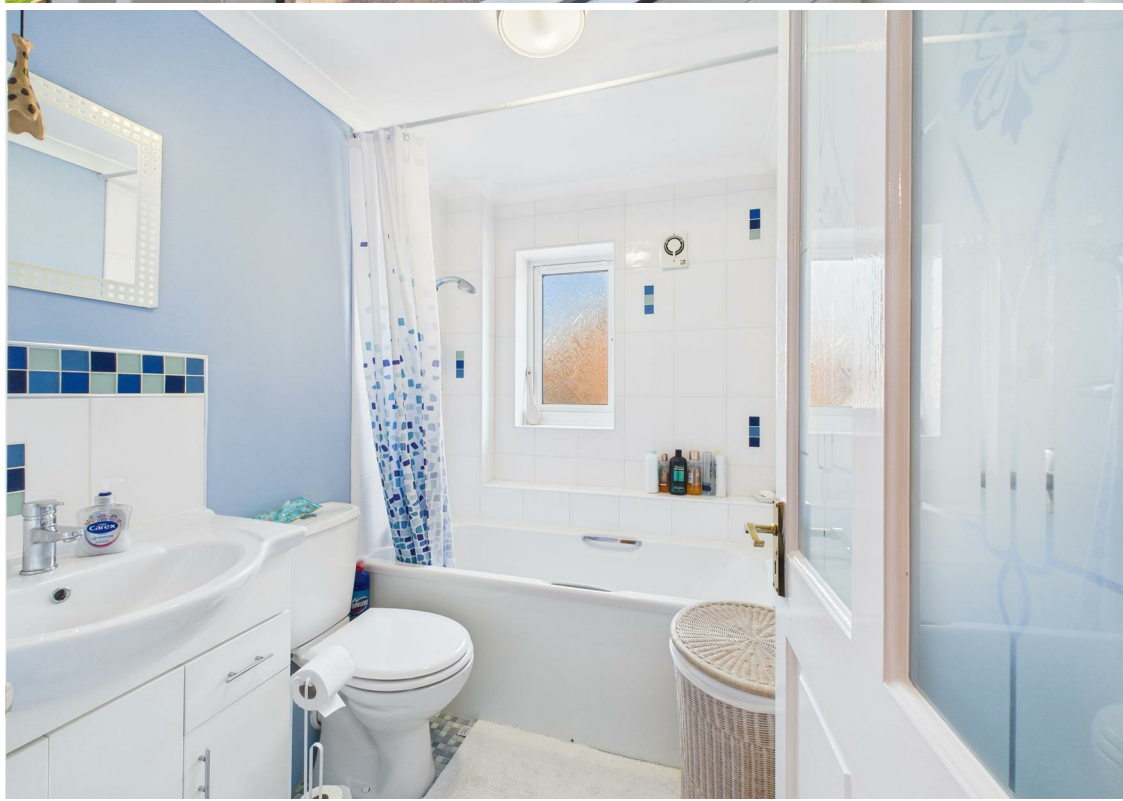
PARKING
There is parking to the front of the property on the driveway.

SERVICES
All mains services are connected.

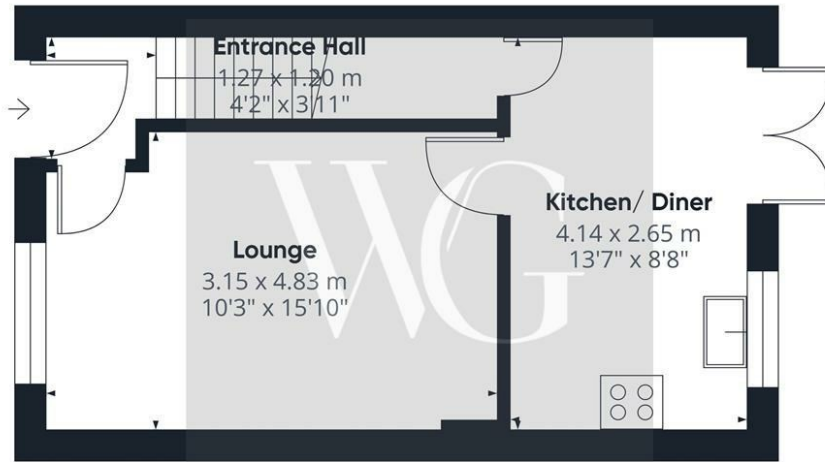
TENURE
We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is B.







Floor 1



Floor 2

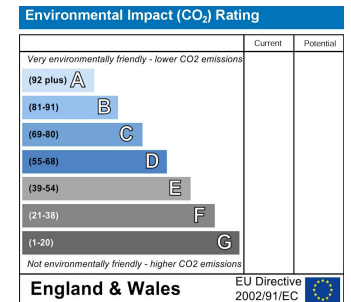
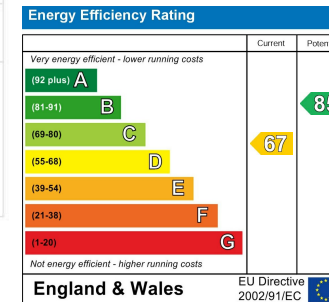
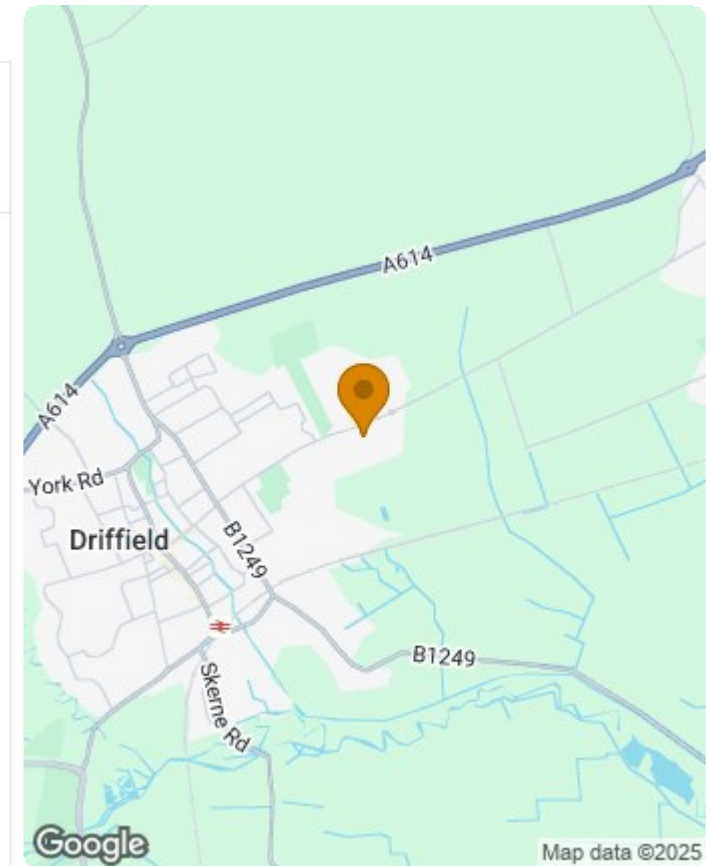
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Approximate total area⁽¹⁾
59.5 m²
641 ft²

(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



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