



40 Spencers Way
Driffield, YO25 6RH
Guide price £375,000


WILLOWGREEN
ESTATE AGENTS

Step inside to find a thoughtfully designed layout with modern touches throughout. The light-filled kitchen boasts sleek cabinetry and integrated appliances, leading seamlessly into the main living spaces that are ideal for both everyday living and entertaining guests. Upstairs, the dormer design allows for the spacious master bedroom, benefitting from peaceful views and natural light and enjoys particularly striking vistas across the cricket field.

Outside, the property continues to impress with a beautifully maintained rear garden, perfect for summer dining or family play, and a mature front garden that adds to the curb appeal. The integral garage offers additional storage or secure parking, with potential for further conversion if desired.

Whether you're enjoying a match-day from your garden or strolling into the nearby town centre, this home offers a truly unique lifestyle opportunity.

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 14'11" x 14'11" (4.55 x 4.57)
With composite door into, spindled stairs leading off, window to front elevation, radiator, coving, understairs cupboard and access to the garage.

CLOAKS/ WC 2'11" x 5'10" (0.91 x 1.78)
With modeern white suite comprising low level wc and pedestal wash hand basin, window to side elevation, coving and extractor fan.

KITCHEN 17'7" x 9'8" (5.37 x 2.95)
With range of wall and base units, integrated fridge freezer, dishwasher, 'Zanussi' oven and hob, microwave and extractor fan, tiled splash back and flooring, work surface and ceramic 1 1/2 bowl sink and mixer tap, radiator and coving. Window to front elevation and door to side.

LOUNGE
With modern white feature fireplace, gas fire in situ, two windows to side elevation, patio doors to garden with electric awning over, coving and two radiators. FABULOUS VIEWS OVER THE CRICKET RECREATION GROUND.

BEDROOM 3 9'11" x 11'10" (3.03 x 3.63)
Currently used as an office, a spacious room with window to side elevation, radiator and storage cupboard.

BEDROOM 2 12'5" x 12'2" (3.80 x 3.71)
With bay window to rear elevation, range of fitted wardrobes and bedside table, TV point and door to en-suite.

EN-SUITE 10'3" x 4'5" (3.13 x 1.37)
A modern white suite with double shower cubicle, pedestal wash hand basin, heated towel ladder, low level wc and window to side elevation.

LANDING 3'2" x 7'3" (0.99 x 2.23)
With loft access and doors to.

MASTER BEDROOM 11'6" x 14'7" (3.52 x 4.45)
A fabulous master suite with fully fitted wardrobes and storage to recesses, radiator and window to rear elevation overlooking the cricket and recreation ground.

BATHROOM 9'5" x 10'1" (2.89 x 3.09)

A modern white suite briefly comprising panelled bath, double shower cubilce with thermostatic shower over, glass shower screen, low level wc, pedestal wash hand basin, part tiled walls, radiator and window to front elevation.

GARAGE
The garage is an integral garage with power and light connected, remote garage door, internal personnel door, wall mounted gas central heating boiler, gas meter, electric meter and shelving.

PARKING
There is a driveway for parking.

GARDEN
The property has a shaped walled frontage, lawn, colourful established shrub and tree borders, raised crazy paved stone patio seating area, tarmac drive and parking. There is a side gated access to the rear garden, with higher level seating areas OVERLOOKING THE CRICKET/ RECREATION GROUND, stone steps to the rear garden where lies a large lawn, potential vegetable plot, cottage garden flowers, beautifully lanscaped with colourful manicured borders, hedging and fencing, water butts and timber garden shed.

Outside lighting and outside tap.

TENURE
We understand that the property is Freehold.

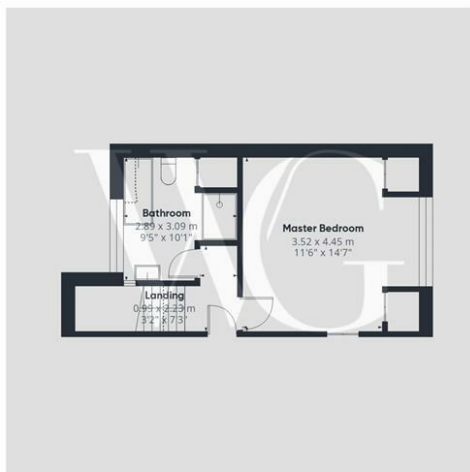
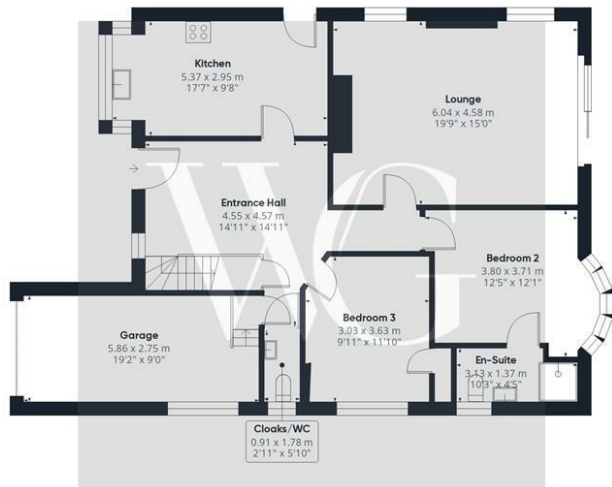
SERVICES
All services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
We understand that the council tax band is E.







WG

Approximate total area⁽¹⁾

140.3 m²

1512 ft²

Reduced headroom

1 m²

10 ft²

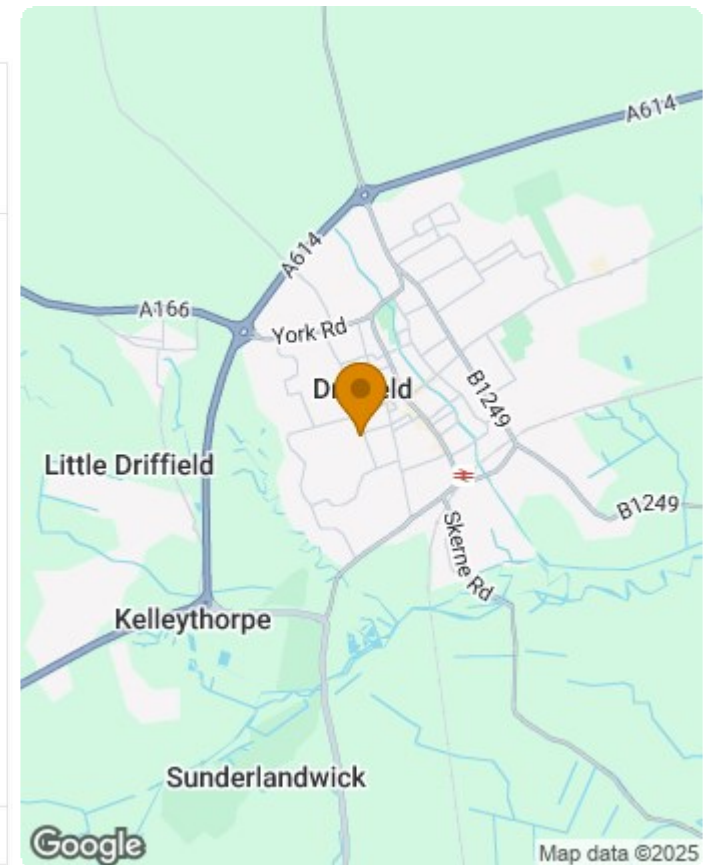
(1) Excluding balconies and terraces

Reduced headroom

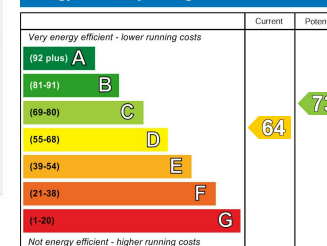
Below 1.5 m/5 ft

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

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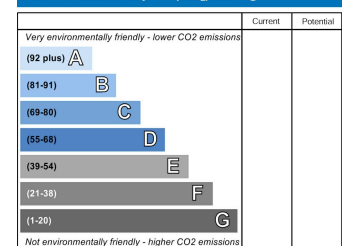
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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