



**10 McIntosh Drive
Drifffield, YO25 5PH
Offers in the region of £300,000**


WILLOWGREEN
ESTATE AGENTS

A GREAT FOUR BEDROOM DETACHED HOUSE! Generous private garden, conservatory, a super location. MUST BE VIEWED!

Briefly comprising, entrance hall, cloaks/ wc, lounge, kitchen, utility room, conservatory, landing, four bedrooms one with en-suite and family bathroom.

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 7'3" x 8'10" (2.22 x 2.71)
With composite door into, stairs leading off, storage cupboard, radiator and laminate flooring. Doors to.

CLOAKS/ WC 2'10" x 5'8" (0.87 x 1.75)
With modern white suite, pedestal wash hand basin and low level wc. Radiator and laminate flooring.

LOUNGE 11'2" x 18'3" (3.42 x 5.58)
With bay window to front elevation, feature fireplace with electric fire in situ, coving, two radiators and french doors to conservatory.

DINING ROOM 10'2" x 9'7" (3.11 x 2.93)
Bay window to front elevation, laminate flooring, radiator.

KITCHEN 11'2" x 10'5" (3.41 x 3.19)
With modern range of wall and base units, integrated dishwasher and fridge, slot in cooker and american fridge freezer, work surface over, tiled splash back, breakfast bar, window to rear elevation and laminate flooring.

UTILITY ROOM 7'8" x 5'10" (2.34 x 1.79)
With base units, washing machine and tumble dryer in situ, wall mounted gas central heating boiler, stainless steel sink and mixer tap, laminate flooring and side entrance door.

CONSERVATORY 11'2" x 11'6" (3.41 x 3.53)
Upvc and brick construction, with laminate flooring and electric panel heater, French doors to garden.

LANDING 6'3" x 6'5" (1.91 x 1.97)
With window to rear elevation, loft access and doors to.

BEDROOM 1 11'1" x 11'1" (3.40 x 3.40)
With range of wardrobes, radiator and window to rear elevation.

EN-SUITE 8'0" x 5'1" (2.45 x 1.56)
With modern white suite, vanity wash hand basin and storage cupboard, low level wc and quadrant shower cubicle with thermostatic shower over, glass screen and window to side elevation.

BEDROOM 2 11'1" x 9'5" (3.38 x 2.88)
With window to front elevation and radiator.

BEDROOM 3 10'2" x 9'8" (3.10 x 2.97)
With window to front elevation, wardrobes and radiator.

BEDROOM 4 11'1" x 8'7" (3.40 x 2.63)
With window to rear elevation, fitted dressing table with drawers, airing cupboard housing hot water cylinder and radiator.

BATHROOM 7'3" x 6'3" (2.23 x 1.91)
With white suite, comprising panelled bath, pedestal wash hand basin and low level wc, partinled walls, tiled flooring, window to front elevation, radiator and extractor fan.

OUTSIDE
The property sits proud on the plot with open plan frontage, side gated access to rear garden. The rear garden is mainly laid to lawn with shrub borders, timber garden shed, large patio area, securely fenced and private sunny aspect.

GARAGE
A single brick garage with up and over door.

PARKING
There is parking available on the driveway. (Further parking could be made on the open plan frontage if required).

TENURE
We understand that the property is Freehold.

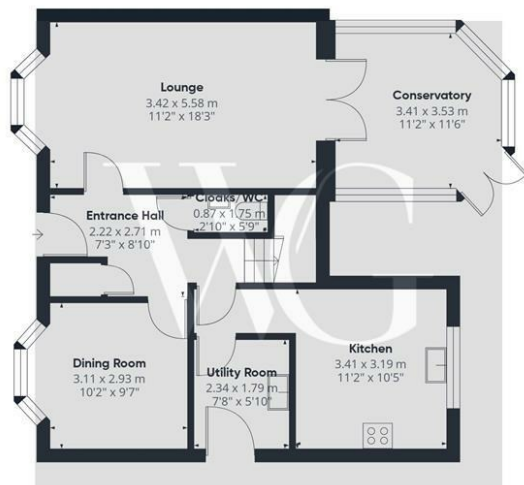
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is E.







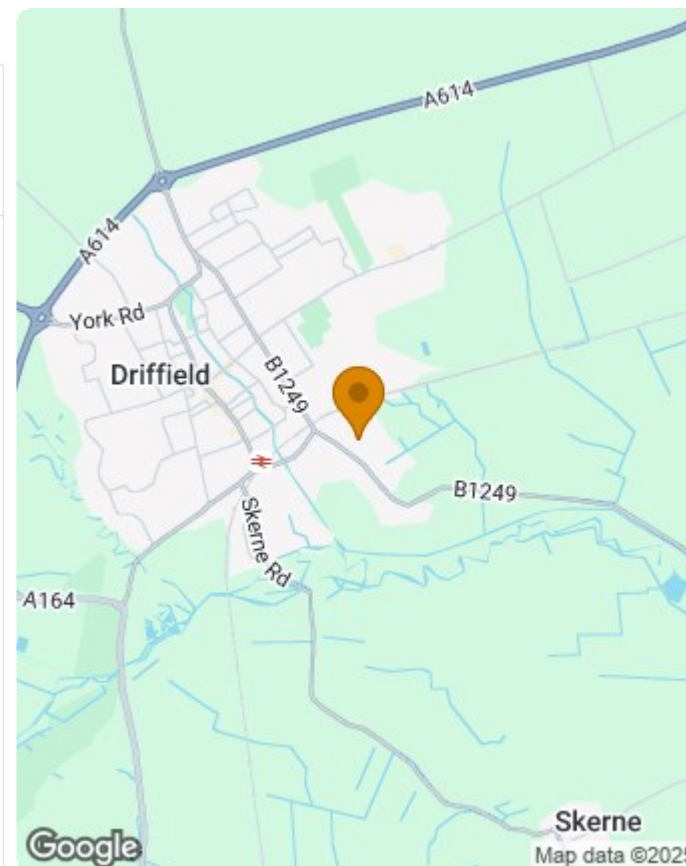
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Approximate total area⁽¹⁾
123.8 m²
1333 ft²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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