



**The Nook, 81 York Road  
Driffield, East Yorkshire YO25 5AY  
Guide price £235,000**



**WILLOWGREEN**  
ESTATE AGENTS

A super two bedroomed detached bungalow with integral garage, parking and sizable garden. The property briefly comprises, entrance porch, entrance hall, lounge, kitchen, two double bedrooms, bathroom and sun room. The property benefits from gas central heating and Upvc double glazing. A lovingly maintained stamp of a bungalow, but now in need of modernisation in areas. **ONE NOT TO BE MISSED!**

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 PORCH** 3'00 x 2'6 (0.91m x 0.76m)  
With a side entrance door which is Upvc.

**ENTRANCE HALL**  
With Upvc door into, storage cupboard, radiator, loft access and doors to.

**LOUNGE** 15'4 x 12'3 (4.67m x 3.73m)  
With feature fireplace, marble inset and hearth, timber surround with gas fire in situ, two windows to side and one to the front elevation, TV point, radiator and coving.

**KITCHEN** 12'5 x 9'7 (3.78m x 2.92m)  
With range of wall and base units, two drawer units, larder cupboard, built-in electric double oven, gas hob and extractor hood, work surface over, vinyl flooring, tiled splashback, space for washing machine and fridge freezer and window to side elevation.

**BATHROOM** 6'3 x 5'6 (1.91m x 1.68m)  
With walk-in bath with sealed door closure, electric shower over, tiled walls, pedestal wash hand basin, low level wc, heated towel rail with radiator, coving and window to side elevation.

**BEDROOM 1** 13'5 x 10'5 (4.09m x 3.18m)  
With two windows to side elevation and one to the rear, radiator and coving.

**BEDROOM 2** 10'5 x 9'2 (3.18m x 2.79m)  
With window to side elevation, storage cupboard, radiator and coving.

**SUN ROOM** 10'1 x 8'7 (3.07m x 2.62m)  
With vinyl flooring, radiator, windows to sides and patio doors to garden.

**GARDEN**  
The property sits proud on the plot with generous garden which is mainly laid to gravel and is very low maintenance, with shrubs and hedging and fenced boundaries.

**GARAGE AND PARKING**  
The garage is integral with power and light connected, up and over garage door to the front elevation. (The gas central heating boiler is wall mounted in the garage and so are the meters, both gas and electric)

**TENURE**  
We understand the property is freehold.

**SERVICES**  
All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

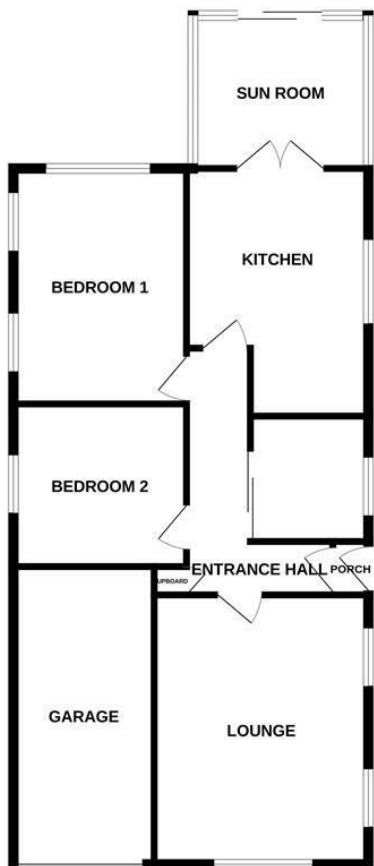
**COUNCIL TAX BAND**  
The council tax banding is C.

**NOTE**  
The property is fully double glazed in Upvc surrounds, the gas central heating boiler has been recently fitted. The bungalow occupies a generous plot with plenty of off road parking and integral garage.



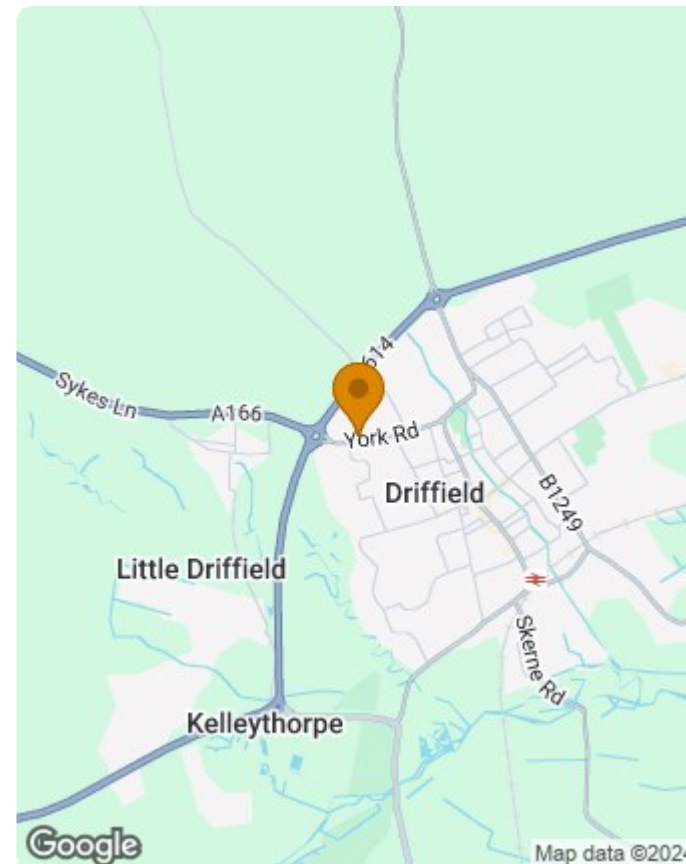


GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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