



**11 Cross Keys Court  
Driffield, YO25 9NA  
Offers over £210,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

**MUST BE VIEWED!!!** A great opportunity to purchase a three bedroom semi-detached house with integral garage and garden in a desirable village location.

The property briefly comprises, entrance into lounge/ diner, kitchen, utility room, cloaks/wc, landing, three bedrooms and wet room. Parking, garage and garden.

Hutton Cranswick is a thriving village, situated just 3 miles south of Driffield on the A164 road to Beverley in the county of East Yorkshire. It has a good selection of amenities including; a mini market, butcher shop, fish and chip shop, post office, farm shop, hairdresser, train station within walking distance, a public house that serves food, village school, pond and play park. Being in close proximity to Driffield, you also benefit from excellent transport links accessing the neighbouring coastal roads and road networks to the motorways.

EPC Rating TBC



**ENTRANCE IN LOUNGE**

With Upvc door into

**LOUNGE/ DINER** 17'3" x 13'5" (5.27 x 4.10)

With stairs leading off, window to front and side elevations, two radiators, laminate flooring, TV point and understairs cupboard.

**KITCHEN** 7'2" x 13'3" (2.20 x 4.06)

With range of cottage style wall and base units, drawer units, space for dishwasher, integrated electric oven, hob and extractor, tiled splash back and asterite sink and mixer tap, space for fridge freezer, window to rear elevation, radiator and tiled flooring.

**UTILITY ROOM** 4'2" x 5'2" (1.28 x 1.59)

With work surface over, space for washing machine and tumble dryer, tiled flooring, wall unit and tiled splash back. Side entrance door.

**CLOAKS/ WC** 4'2" x 5'3" (1.29 x 1.61)

With low level wc, pedestal wash hand basin, radiator and tiled flooring. Window to rear elevation.

**LANDING** 6'11" x 3'8" (2.12 x 1.13)

With storage cupboard and radiator.

**BEDROOM 1** 13'10" x 10'2" (4.22 x 3.11)

With walk-in wardrobe, loft access, radiator and window to front elevation.

**BEDROOM 2** 10'7" x 10'2" (3.25 x 3.12)

With radiator and window to rear elevation.

**BEDROOM 3** 10'5" x 8'11" (3.20 x 2.73)

With radiator and window to front elevation.

**WET ROOM** 5'10" x 8'10" (1.78 x 2.71)

A recently re-fitted shower/ wet room which is fully tiled, glass shower screen, pedestal wash hand basin, low level wc, heated towel ladder, extractor fan and window to rear elevation.

**GARAGE**

A single integral garage of brick and tile construction, up and over door, rear personnel door, power and light connected and wall mounted gas central heating boiler.

**GARDEN**

The garden is open plan to the front with pathways and side gravelled driveway, side access to the rear garden which is low maintenance with astro turf and paving, timber fenced surrounds, outside tap and outside lighting.

**PARKING**

There is parking for at least two vehicles on the driveway.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is TBC.

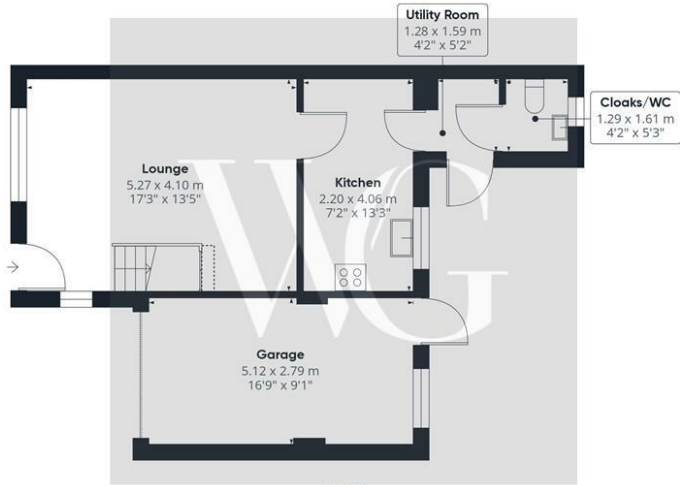
**COUNCIL TAX BAND**

The council tax banding is B.

**NOTE**







Floor 1



Floor 2

WG

Approximate total area<sup>(1)</sup>  
90.96 m<sup>2</sup>  
979.09 ft<sup>2</sup>

Reduced headroom  
0.19 m<sup>2</sup>  
2.05 ft<sup>2</sup>

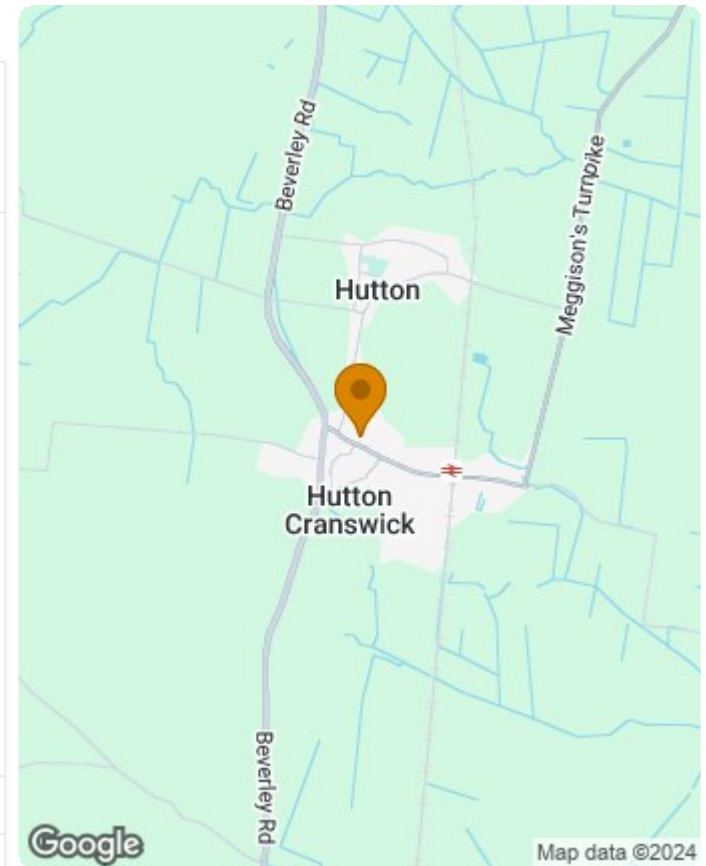
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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01377 310077 | driffield@willowgreenestateagents.co.uk

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

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