



3 Tennison Drive  
Driffield, East Yorkshire YO25 5AQ  
Asking price £175,000

WILLOWGREEN  
ESTATE AGENTS



A stylish and upgraded two bedroom semi-detached home. Re-introduced to the market with a suite of premium upgrades, this beautifully presented two bedroom home offer modern living in a sought after location of Drifffield. IDEAL FIRST TIME BUYERS/ DOWNSIZERS OR INVESTORS, turn key property!

The two double bedrooms have bespoke fitted furniture, the kitchen wall between hallway and kitchen has been removed to give modern open plan space, perfect for modern lifestyles, understairs storage, custom built cupboards, shutter blinds throughout, offering privacy and style, off street parking.

There is a well kept south westerly facing landscaped rear garden complete with large paved patio area and external storage plus allocated parking to the front.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield 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



**ENTRANCE HALL** 14'5" x 5'4" (4.41 x 1.65)  
Open plan into kitchen space with stairs leading off.  
Composite door to the front elevation, built in  
cloakroom cupboard and wood effect flooring.

**CLOAKROOM/WC** 5'2" x 2'10" (1.58 x 0.87)  
Pedestal hand wash basin, low flush w/c, tiled splash  
backs, wood effect flooring and central heating radiator.

**KITCHEN** 10'9" x 5'8" (3.29 x 1.74)  
Double glazed window to the front elevation, a range of  
white laminate finish wall, base and draw units, roll top  
work surfaces and tiled splash backs, inset single bowl  
stainless steel sink with drainer and mixer tap over,  
single oven and integrated appliances, gas hob, fitted  
extractor, fridge, freezer and dishwasher, space for  
plumbing for washer/dryer, wood effect flooring,  
central heating radiator and power points.

**LOUNGE** 13'2" x 11'6" (4.03 x 3.51)  
Double glazed windows and French doors to the rear  
elevation, central heating radiator, fitted carpets and  
power points.

**FIRST FLOOR LANDING** 6'11" x 3'4" (2.12 x 1.02)  
Built-in storage cupboard, central heating radiator, loft  
access and fitted carpets.

**BEDROOM ONE** 13'1" x 9'3" (4.01 x 2.84)  
Double glazed windows to rear elevation, inbuilt  
furniture and wardrobes, central heating radiator and  
powerpoints.

**BEDROOM TWO** 11'2" x 9'4" (3.41 x 2.86)  
Double glazed windows to the front elevation, built in  
furniture and wardrobe, central heating radiator, fitted  
carpets and power points.

**BATHROOM** 6'11" x 6'2" (2.13 x 1.90)  
Panelled bath with mains powered shower over,  
pedestal hand wash basin, low flush w/c, partially tiled  
walls, spot lighting, central heating radiator, fitted  
extractor and ceramic tiled flooring.

**EXTERNAL**  
Elevated patio area, decorative borders, timber fenced  
surround, paved walkways, external storage and gated  
access to the side.

**PARKING**  
Drive to the front of the property providing off street  
parking.

**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 B.

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

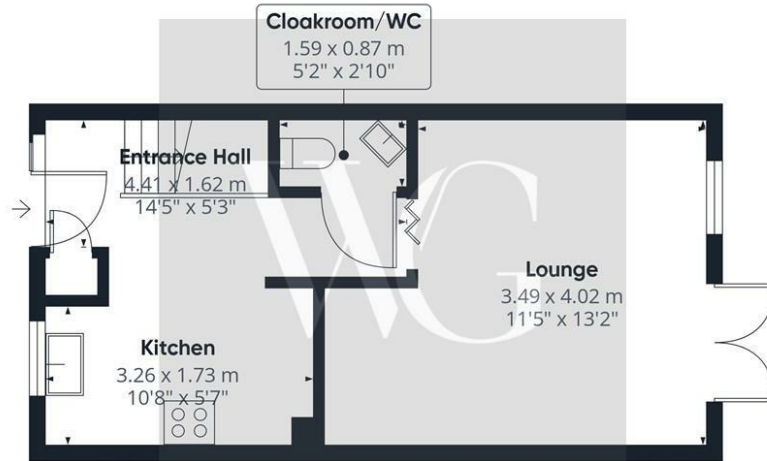












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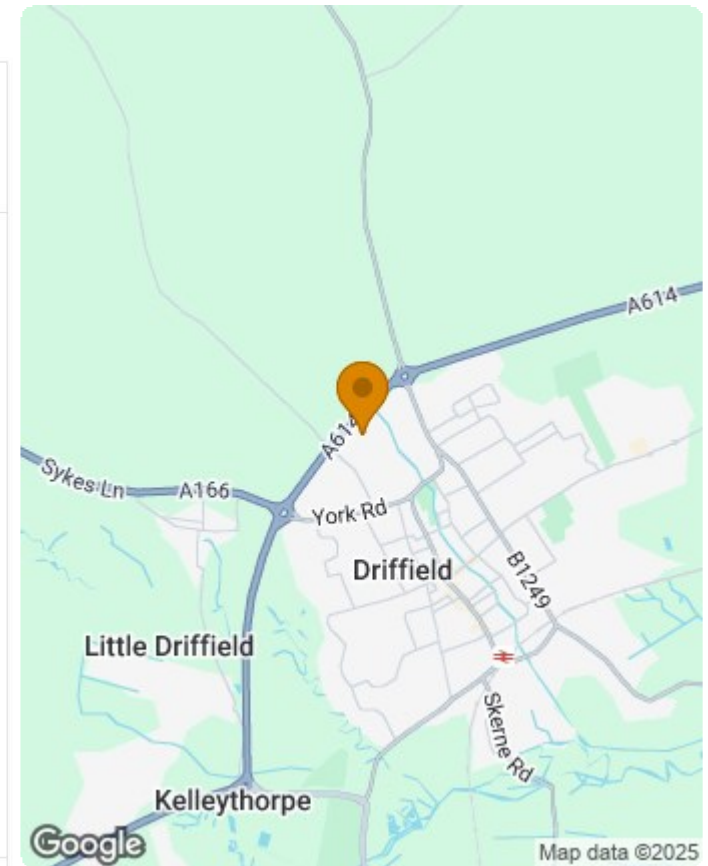
Approximate total area<sup>(1)</sup>  
59.3 m<sup>2</sup>  
640 ft<sup>2</sup>

(1) Excluding balconies and terraces

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>		<b>97</b>
(81-91) <b>B</b>		<b>84</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		
England & Wales	EU Directive 2002/91/EC	



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