



25 St. Quintin Park, Driffield, YO25 8SE  
£200.000



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Our House are delighted to offer to the market this stylish three bedrooomed semi-detached property in the heart of Brandesburton.

This spacious property is beautifully presented and offers a modern living experience.

The interior features a stylish design with a thoughtful layout that maximizes space and natural light throughout. OThe living areas are generous, providing both comfort and practicality for family life. The kitchen is contemporary, equipped with high quality appliances making it ideal for cooking and entertaining guests. The three bedrooms are well sized with plenty of room for additional storage. To the rear of the property is a well maintained rear garden.

This property is thought to be very popular so call our office today for a viewing 01964 532121.

EPC-C  
Council Tax- B  
Tenure- Freehold

### Front Garden

Driveway with parking for three cars.

### Entrance Hall

Entrance door leading to staircase to first floor with understairs storage cupboards, radiator and laminate flooring.

### Through Lounge Diner

11'5" x 25'7" (3.5 x 7.8)

Bay window to front and French doors to rear, fire surround with capped gas fire. Modern fitted storage and shelving unit, two radiators, coving to ceiling and laminate flooring.







### Kitchen

8'10" x 9'10" (2.7 x 3.0)

Window to rear and door to side, a range of fitted wall and base units with complimentary work surfaces, ceramic sink, built in electric hob and oven, integrated fridge freezer replaced in 2024 and dishwasher, tiled walls, coving to ceiling.

### First Floor Landing

Window to side, wall panelling, loft access and radiator.



### Master Bedroom

12'9" x 10'2" (3.9 x 3.1)

Window to front, large built in cupboard, wall panelling, carpet and radiator.

### Bedroom 2

11'1" x 10'2" (3.4 x 3.1)

Window to rear, coving to ceiling, carpet and radiator.

### Bedroom 3

9'2" x 5'10" (2.8 x 1.8)

Window to front, built in cupboard, carpet and radiator.



### Bathroom

7'6" x 5'6" (2.3 x 1.7)

Window to rear, pedestal wash hand basin, panelled bath with shower over, w.c, extractor fan, towel rail, vinyl flooring and radiator.

### Rear Garden

South facing - laid mainly to lawn with paved area, artificially grassed area, fenced boundaries and planted border, garden shed.





Approx Gross Internal Area  
83 sq m / 894 sq ft



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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## Our House Estate Agents

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