

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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 EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



57, 57 Laburnum Avenue, Driffield, East Yorkshire, YO25 9QH Asking price £235,000

If you're someone who loves a peaceful lifestyle away from the town, this three-bedroom property in a quiet village location is an excellent choice. Featuring modern interiors, this property is perfect for those who desire a comfortable living.

57 Laburnum Avenue offers a spacious living area, which is perfect for entertaining guests, family gatherings or just unwinding. The modern kitchen with updated appliances for the chef of the house. The bedrooms are cosy and comfortable with plenty of natural lighting that adds warmth to the interiors. You can also find a modern bathroom equipped with all the necessary amenities for a comfortable living.

Outside, the property offers a stunning garden and patio area for outdoor entertainment and relaxation. The garden is ideal for children's playtime and barbecues. The garage is a perfect conversion for anyone who works from home or runs their own business.

Overall, this three-bedroom property is perfect for first time buyers or families who are looking to live in a picturesque, quiet village location.

EPC Rating D.



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

ENTRANCE HALL

UPVC front door and windows to both sides of the hall, laminate laid flooring.

LOUNGE / DINING ROOM

18'7" x 15'11" (5.68 x 4.87)
UPVC bay window to the front aspect, radiator, gas fire with surround, power points, telephone point, TV point and stairs to the first floor landing.

KITCHEN

18'7" x 9'7" (5.68 x 2.93)
UPVC window to the rear aspect of the property, textured ceiling, laminate laid flooring, range of wall and base units with roll top work surfaces, tiled splash back, partly tiled around the kitchen worktops, plumbing for washing machine, space for fridge freezer, understairs cupboard with lighting, electric oven and hobs, extractor hood, power points.

CONSERVATORY

12'8" x 10'6" (3.88 x 3.22)
Large conservatory space with UPVC windows and french doors to the rear with laminate flooring.

FIRST FLOOR LANDING

UPVC window to the side aspect of the property on the stair case, airing cupboard for storage, boiler and power points.

BEDROOM ONE

15'11" x 8'11" (4.87 x 2.73)
UPVC muntin window to the front of the property, coving, fitted L shape wardrobes, radiator, power points and TV point.

BEDROOM TWO

12'9" x 9'3" (3.89 x 2.82)
UPVC muntin window to the front aspect, space for double wardrobes, radiator, TV point and power points.

BEDROOM THREE

9'7" x 8'11" (2.93 x 2.74)
UPVC Window to the rear of the property, radiator, telephone point, power points.

BATHROOM

UPVC opaque windows to the rear of the property, heated towel rail, P shaped bath with shower attachment and mixer taps, low flush WC, sink with pedestal, fully tiled walls.

GARDEN

40'10" (12.45)
Partly laid to lawn with slate boarders, patio area, outside tap, outside lights, electric point, double gates to the side.

GARAGE / CONVERTED OFFICE

8'3" x 7'8" (2.54 x 2.34)
UPVC french doors to the entrance, laminate laid flooring, power and lighting.

PARKING

Parking for up to 2 vehicles. Electric vehicle charging point on the driveway.

COUNCIL TAX BAND B

TENURE

Freehold.

ADDITIONAL INFORMATION

Planning permission has been granted for a two-storey extension to the rear of the property. Drawings are available from the office.

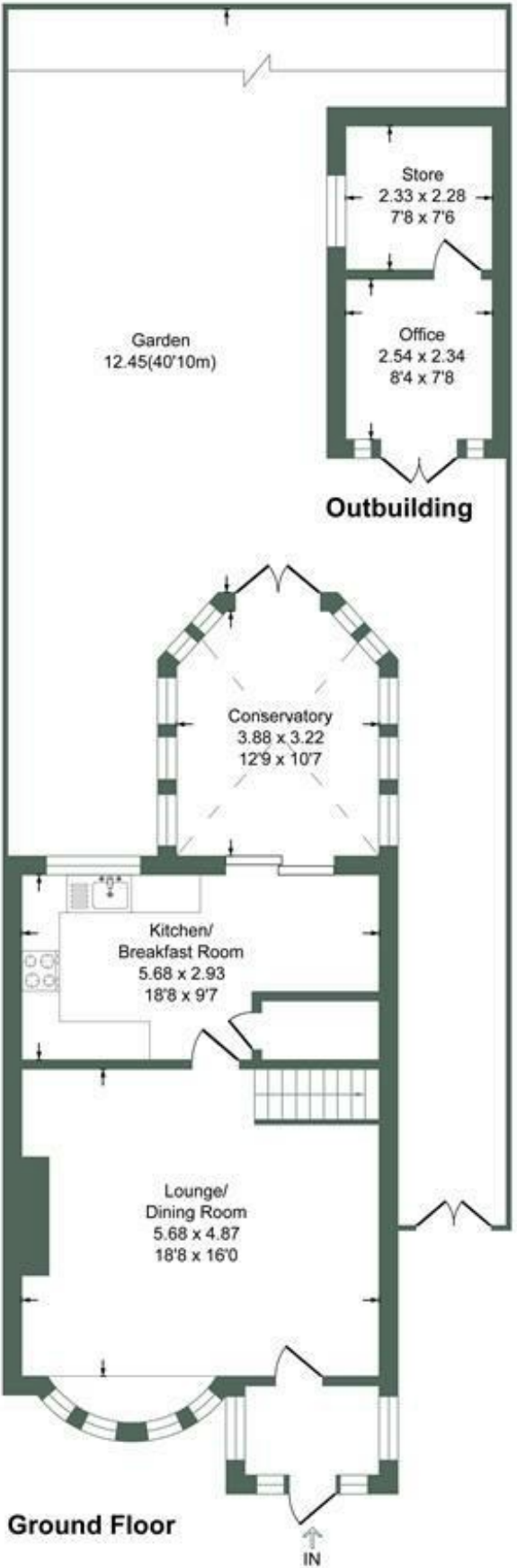


57 Laburnum Avenue Cranswick YO25 9HQ

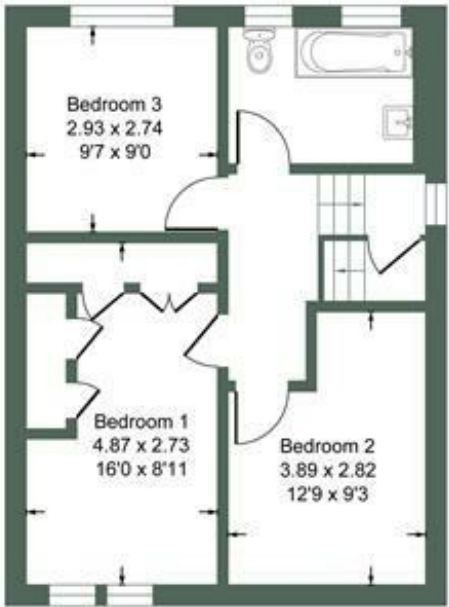
Approximate Gross Internal Floor Area = 107.9 sq m / 1162 sq ft

Outbuilding Area = 11.5 sq m / 125 sq ft

Total Area = 119.5 sq m / 1287 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.