

Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs (92 plus) A	97	
(81-91) B	85	
(69-80) C		
(55-68) D		
(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



**12, Radford Grove, Driffield,
East Yorkshire, YO25 5AR**

Offers over £185,000

A super, three bedoomed, semi-detached house offering nicely proportioned accommodation, briefly comprising, entrance hall, cloaks/ wc, dining kitchen, lounge, landing with three bedrooms, one with en-suite facilities and family bathroom. The property benefits from gas central heating and Upvc double glazing. Two parking spaces and generous garden.

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 - B



01377 310077 | driffield@willowgreenestateagents.co.uk

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

ENTRANCE HALL

With composite door into, radiator, stairs leading off and doors to.



CLOAKS/ WC

With low level wc, pedestal wash hand basin, tiled splash back, radiator, vinyl flooring and window to front elevation.

KITCHEN/DINING ROOM

15'7" x 9'1" (4.75 x 2.77)

With range of modern wall and base units, work surface over, upstand, stainless steel sink and mixer tap, electric oven, gas hob, stainless steel splash back, washing machine, space for fridge freezer, wall mounted gas central heating boiler, window to front elevation and radiator.



LOUNGE

16'2" x 13'1" (4.95 x 3.99)

With TV point, radiator, french doors to garden, window to rear elevation and under stairs cupboard.

LANDING

With loft access, radiator, window to side elevation and doors to.

BEDROOM ONE

11'6" x 8'11" (3.51 x 2.74)

With window to rear, radiator and TV point.



BEDROOM TWO

14'7" x 9'1" (4.45 x 2.77)

With window to front elevation and radiator.

EN-SUITE

With pedestal wash hand basin, low level wc, shower cubicle with thermostatic shower over, tiled walls to shower, vinyl flooring and radiator.



BEDROOM THREE

10'5" x 6'11" (3.18 x 2.11)

With window to rear elevation and radiator.

BATHROOM

With low level wc, pedestal wash hand basin, panelled bath, tiled splash back, vinyl flooring and window to front elevation.



GARDEN

With open plan garden to front, two parking spaces to the side of the property, gated access to rear, the rear garden is of a generous size and mainly laid to lawn with garden shed and fenced surrounds.

PARKING

Two parking spaces are provided.

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.



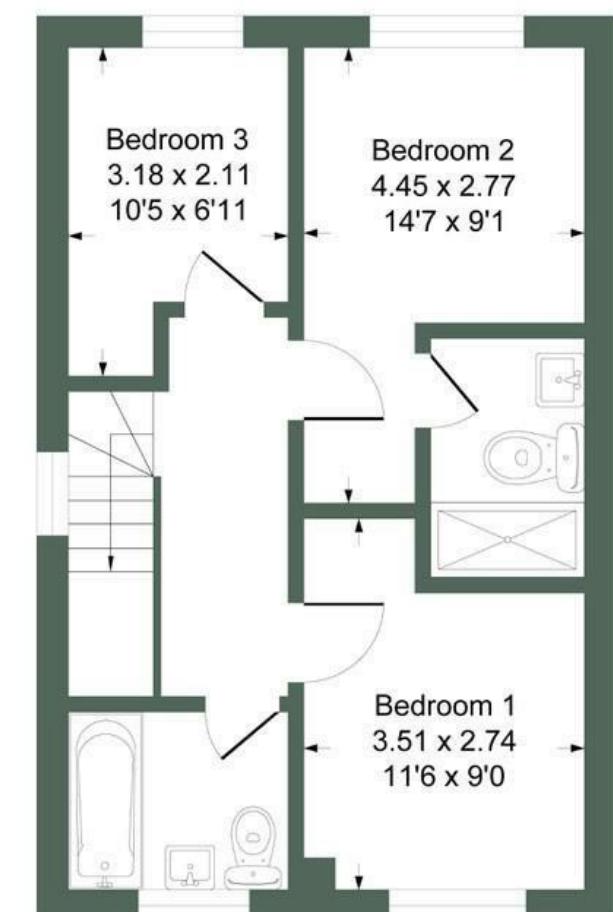
WG

12 Radford Grove YO25

Approximate Gross Internal Floor Area = 80.0 sq m / 861 sq ft



Ground Floor



First Floor

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