



10 Angus Drive
Driffield, YO25 5BQ
Asking price £230,000


WILLOW GREEN
ESTATE AGENTS

A delightful two bedroom detached bungalow standing on a substantial plot with driveway and garage. Built by Messrs Naylor's, the property briefly comprises, entrance hall, lounge, conservatory, dining kitchen, two bedrooms and shower room. Attached single brick garage and parking, garden to front and rear.

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 D



ENTRANCE HALL

6'8" x 11'5" (2.05 x 3.50)

With timber door into, storage cupboard, loft access and coving. Doors to.

DINING KITCHEN

10'11" x 16'9" (3.35 x 5.11)

With wall and base units, work surface over, asterite sink 1 1/2 bowl, space for white goods, integrated electric oven, gas hob, extractor over, tiled splash back, coving, wall mounted gas central heating boiler, windows to rear and side and side entrance door.

LOUNGE

12'5" x 16'9" (3.81 x 5.12)

With coving, feature fireplace with gas fire in situ, door to conservatory.

CONSERVATORY

10'0" x 8'11" (3.06 x 2.74)

A Upvc and brick conservatory with door to garden, radiator and opening into the lounge.

BEDROOM 1

11'1" x 12'0" (3.38 x 3.66)

With window to front elevation, coving and radiator.

BEDROOM 2

8'5" x 11'7" (2.57 x 3.54)

Window to front elevation, coving and radiator.

SHOWER ROOM

7'8" x 6'11" (2.36 x 2.13)

A modern white suite with shower cubicle, thermostatic shower over, low level wc and pedestal wash hand basin. Window to side elevation and heated towel ladder.

GARDEN

The property sits on a superb corner plot with shallow walled frontage, large lawn to front with side driveway leading to garage. Access to the rear with timber hand gate, low maintenance paved areas with shrub borders, generous size.

GARAGE

9'1" x 18'3" (2.79 x 5.58)

There is a single brick attached garage with the property.

PARKING

There is parking on the driveway at the property.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is TBC.

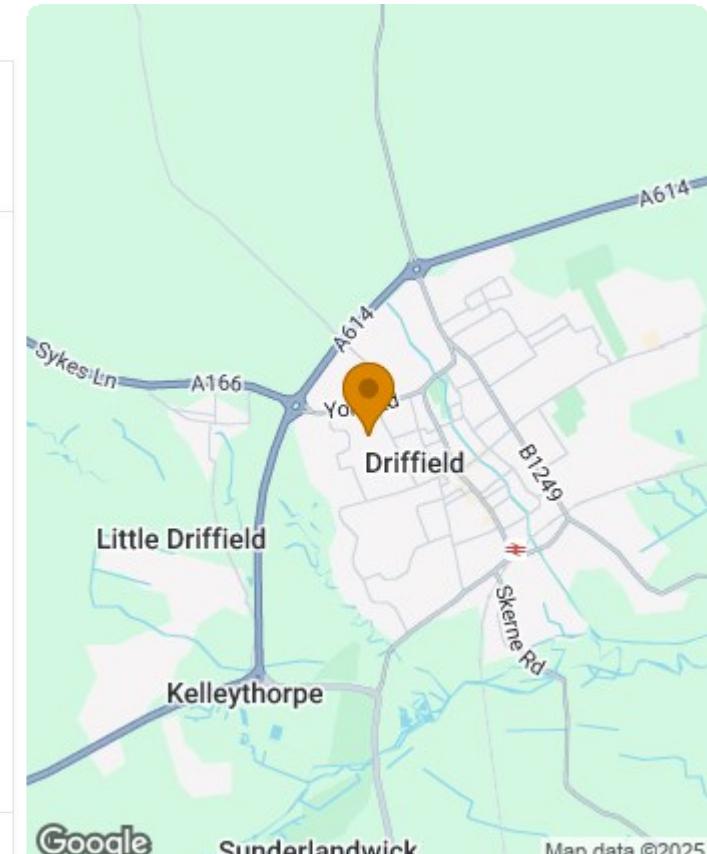
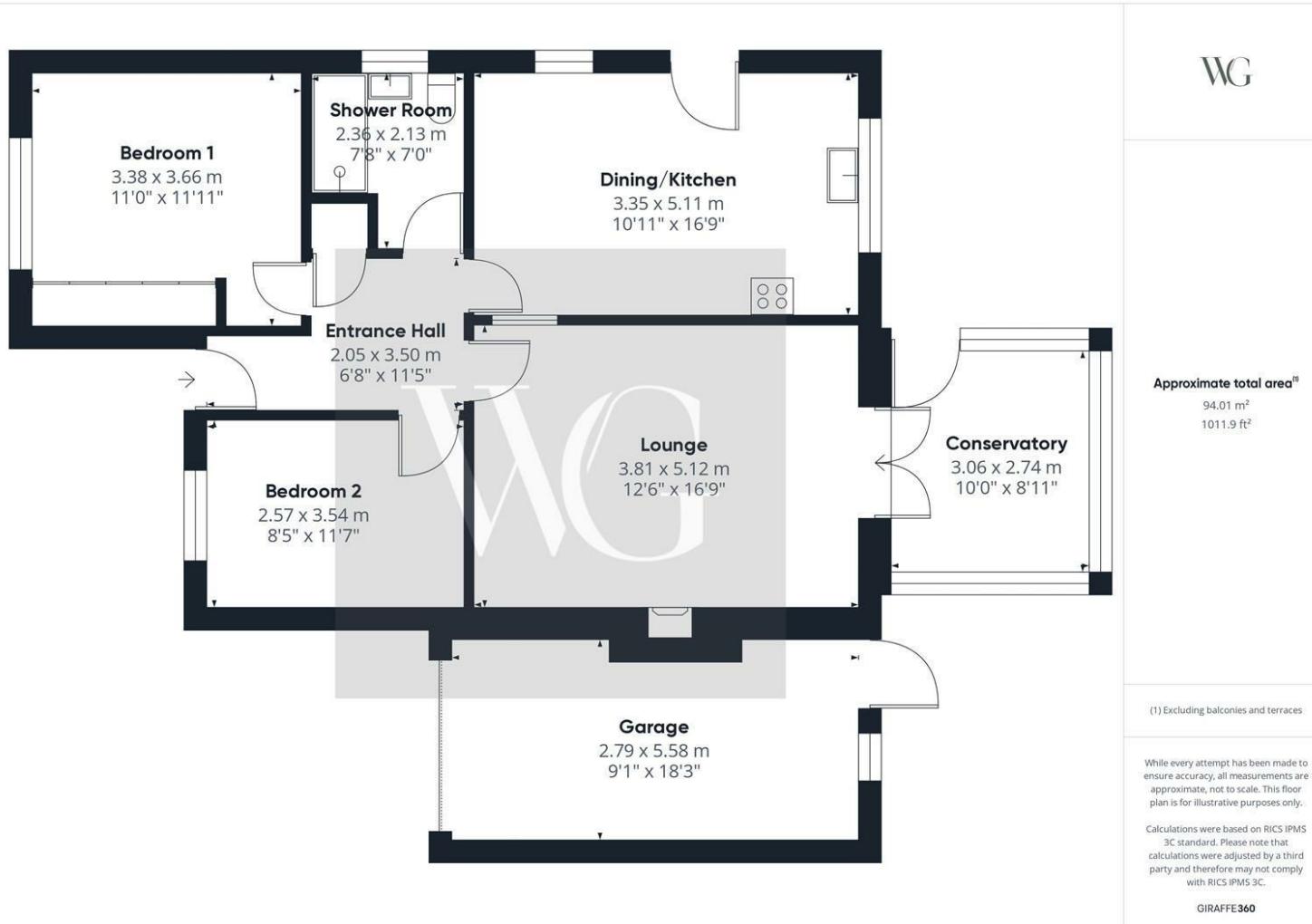
COUNCIL TAX BAND

The council tax band is C.

NOTE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



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