



29 York Road
Driffield, YO25 5AY
Asking price £249,950

WILLOWGREEN
ESTATE AGENTS

A traditional three bedroom semi-detached house with LARGE GARDEN, PARKING AND GARDEN ROOM!

The property briefly comprises entrance hall, lounge, breakfast kitchen, bathroom, utility, landing, three bedroom, one with en-suite. Generous garden, brick built garden room with garden store. The property benefits from gas central heating and Upvc double glazing.

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

3'8 x 3 (1.12m x 0.91m)

With composite door into, laminate flooring and stairs leading off.

LOUNGE

14'3 x 12'11 (4.34m x 3.94m)

With bay window to front elevation, TV point, radiator, laminate flooring, storage cupboard to recess and electric stove in situ.

BREAKFAST KITCHEN 14'5 x 8'10 (4.39m x 2.69m)

With modern range of wall and base units, breakfast bar, integrated dishwasher and fridge, electric oven, hob and extractor, white ceramic sink with taps, tiled splash back, laminate flooring, radiator, window and door to rear elevation. Coving and ceiling spotlighting. Door to bathroom.

BATHROOM

4'4 x 11'11 (1.32m x 3.63m)

A modern white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level wc, ceiling spot lighting, coving, laminate flooring, heated towel rail and window to side elevation.

UTILITY

4'2 x 2'7 (1.27m x 0.79m)

With wall mounted gas central heating boiler, space and plumbing for washing machine and window to side elevation.

LANDING

3'4 x 2'11 (1.02m x 0.89m)

A split level landing, window to side elevation and door to.

BEDROOM 1

14'9 x 9'6 (4.50m x 2.90m)

A spacious bedroom with range of built-in cupboards, bay window to front elevation, radiator and door to en-suite.

EN-SUITE

6'11 x 4'6 (2.11m x 1.37m)

With modern white suite comprising, quadrant shower cubicle with shower over, pedestal wash hand basin and low level wc, window to front elevation, heated towel ladder, vinyl flooring and part tiled walls.

BEDROOM 2

12'3 x 11 (3.73m x 3.35m)

With window to rear elevation, radiator and wardrobe. Super garden views.

BEDROOM 3

8'11 x 7'10 (2.72m x 2.39m)

With window to rear elevation, radiator and super garden views.

GARDEN

The property offers a shallow frontage with parking, side driveway with gated access to the large rear garden which is mainly laid to lawn with two timber garden sheds, brick built garden/sun room with garden store. Patio, seating areas, shrub borders and trees. Gated access onto Orchard Close.

PARKING

There is parking to the front of 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 banding is B.

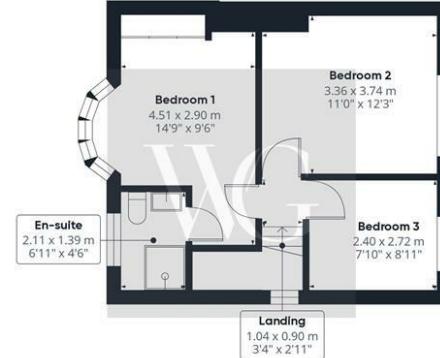
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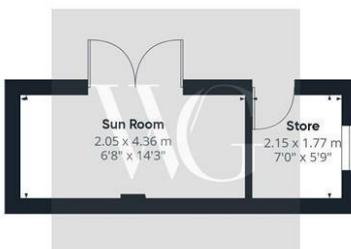




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

Approximate total area⁽¹⁾

89.3 m²
961.22 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Map data ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		65
(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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