



3 Briar Garth
Driffield, YO25 6UL
Asking price £250,000


WILLOWGREEN
ESTATE AGENTS

This charming three-bedroom detached bungalow is nestled in a quiet cul-de-sac location, just a stone's throw away from the town centre. Offering the perfect blend of convenience and tranquility, this property is ideal for families, retirees, or anyone looking for a peaceful and spacious home.

The property is now in need of cosmetic improvement and briefly comprises, entrance porch, entrance hall, lounge, kitchen/ diner, three bedrooms and bathroom. Garage and 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 D



ENTRANCE PORCH 7'4 x 2'5 (2.24m x 0.74m)
With double glazed sliding doors to front.

ENTRANCE HALL 16'2 x 3'2 (4.93m x 0.97m)
With radiator, loft access, airing cupboard with hot water cylinder, thermostat and doors to.

CLOAKS/ WC
With coloured suite comprising low level wc and wall mounted wash hand basin, part tiled walls and vinyl flooring, window to front elevation.

LOUNGE 21'00 x 12'11 (6.40m x 3.94m)
With feature fireplace, electric fire in situ, three windows, one to front and two to the sides, coving and TV point.

KITCHEN/ DINER 17'5 x 11'2 (5.31m x 3.40m)
With range of wall and base units, space for washing machine, dishwasher and fridge, integrated oven, hob and extractor, work surface over, tiled splash back, window to rear and side, side entrance door, radiator, coving and laminate flooring.

BEDROOM 1 13'4 x 9' 11 (4.06m x 2.74m 3.35m)
With window to rear elevation, radiator and coving.

BEDROOM 2 12'1 x 9'10 (3.68m x 3.00m)
With window to rear elevation, radiator and coving.

BEDROOM 3 11'10 x 10'9 (3.61m x 3.28m)
With window to front elevation, radiator and coving.

BATHROOM 6'7 x 5'9 (2.01m x 1.75m)
With vanity wash hand basin and wc, panelled bath with electric shower over, glass shower screen, tiled walls, extractor fan, vinyl flooring and heated towel ladder.

GARDEN
With open plan lawned frontage, trees and colourful shrub borders, side driveway leading to garage. Rear garden is laid to lawn with patio and and gravelled area, timber garden shed and conservatory/ sun room attached to the garage. The garden is fenced securely.

Outside tap and lighting.

GARAGE 18'2 x 8'3 (5.54m x 2.51m)
There is a brick garage with up and over door, side

personnel door to conservatory, power and light connected.

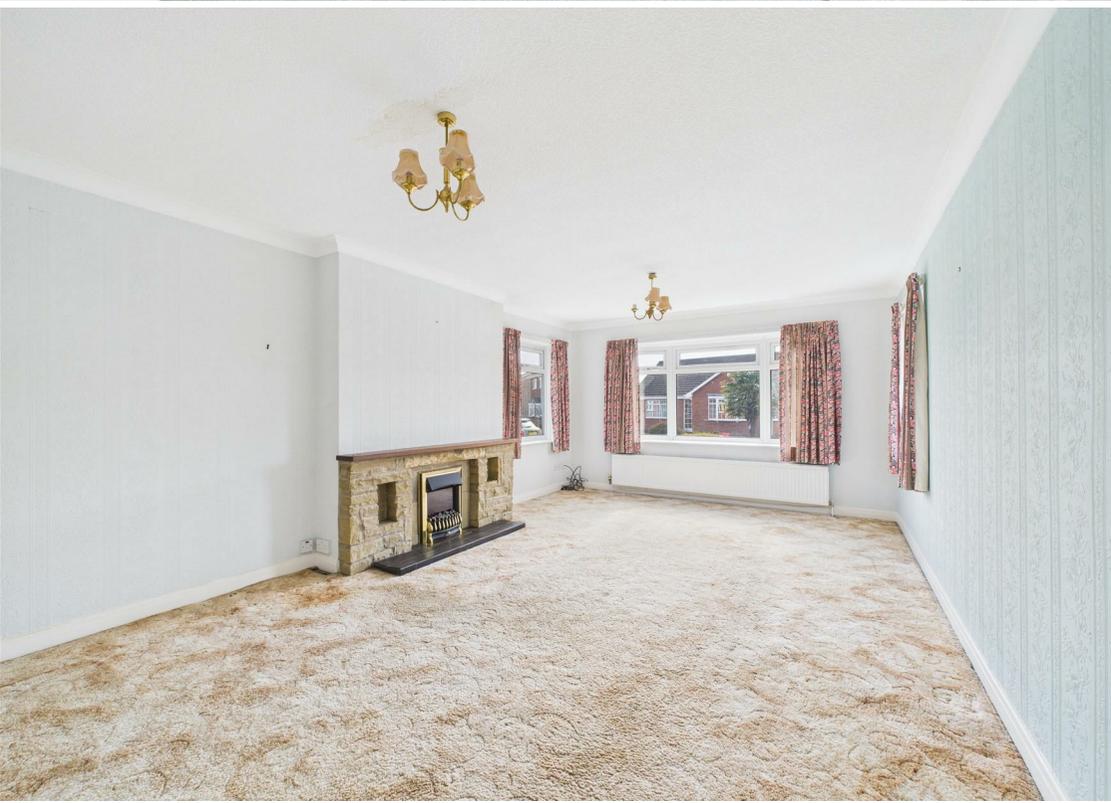
TENURE
We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

SERVICES
All mains services are connected.

COUNCIL TAX BAND
The council tax band is D.

NOTE







Floor 1 Building 1



Floor 1 Building 2

WG

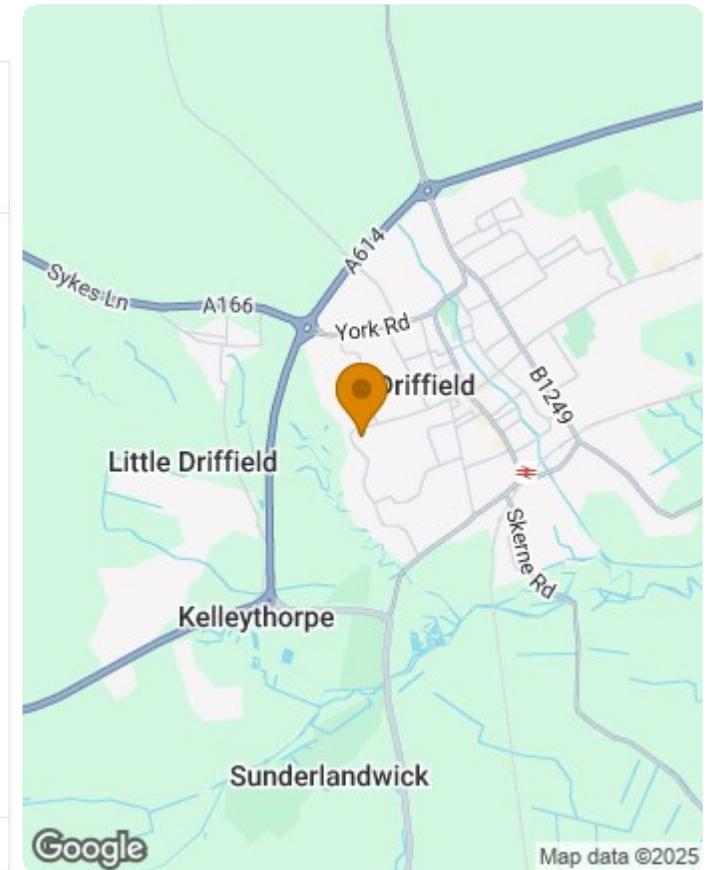
Approximate total area⁽¹⁾
112.18 m²
1207.5 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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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