



4 Welbourn Gardens
Drifffield, YO25 5EE
Asking price £184,995


WILLOWGREEN
ESTATE AGENTS

This delightful 3-bedroom semi-detached property offers a perfect blend of modern comfort and charm, ideally located close to Drifffield town. Just a stone's throw from local amenities including shops, schools, and transport links, this home is perfect for families, first-time buyers, or anyone looking to enjoy the vibrant community of Drifffield.

Named as one of The Sunday Times’ “Best Places to Live in the North of England”, Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield 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



ENTRANCE HALL 4'10" x 4'2" (1.48 x 1.28)
With composite door into, radiator and window to side elevation.

CLOAKS/ WC 3'3" x 4'4" (1.00 x 1.34)
With modern white suite comprising, low level wc and wall mounted wash hand basin, tiled walls and vinyl flooring.

LOUNGE 12'1" x 18'3" (3.69 x 5.58)
With window to front elevation, radiator, TV point and stairs leading off. Door to dining kitchen.

DINING KITCHEN 15'5" x 9'0" (4.71 x 2.76)
With modern range of wall and base units, integrated fridge freezer, dishwasher and washing machine, stainless steel 1 1/2 bowl sink and mixer tap, electric oven, gas hob and extractor hood, vinyl flooring, ceiling spotlighting, radiator and French doors to garden.

LANDING 3'4" x 9'11" (1.04 x 3.03)
With airing cupboard and doors to.

BEDROOM 1 8'2" x 14'11" (2.51 x 4.57)
With window to rear elevation and radiator.

BEDROOM 2 8'2" x 12'7" (2.50 x 3.84)
With window to front elevation, radiator and loft access.

BEDROOM 3 6'9" x 9'0" (2.08 x 2.75)
With window to rear elevation and radiator.

BATHROOM 6'10" x 5'6" (2.09 x 1.69)
With modern white suite comprising panelled bath, thermostatic shower over, shower screen, low level wc, wall mounted wash hand basin, vinyl flooring, window to front elevation, ceiling spotlighting and heated towel ladder.

GARDEN
An open plan frontage with side block paved driveway, gated access to the rear, where the garden is mainly laid to lawn with patio, shrub borders, securely fenced and garden shed.

PARKING
Parking for at least two cars on the driveway, with car charging point.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

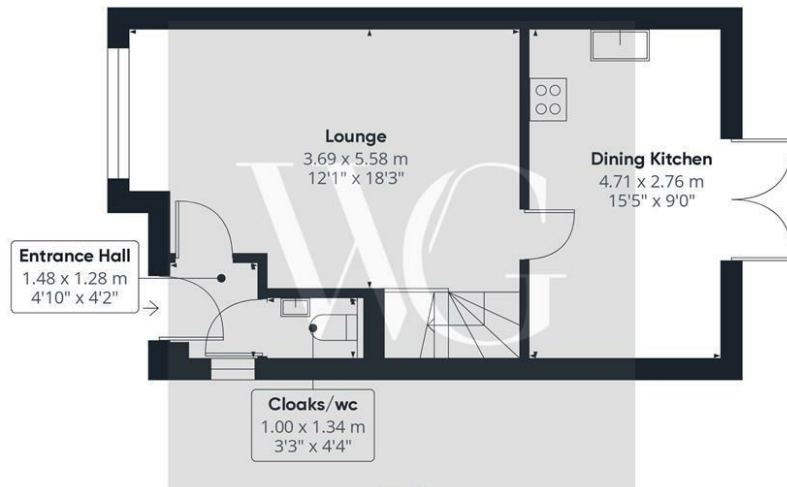
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax band is B.

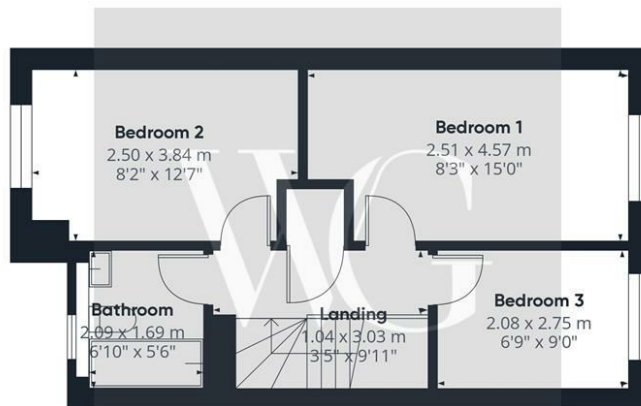
NOTE







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

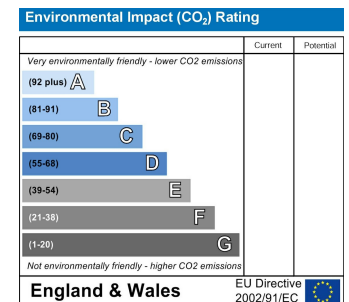
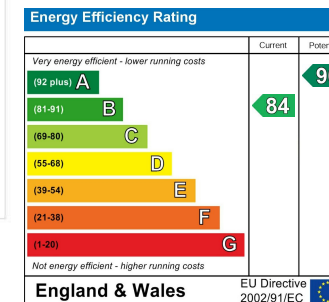
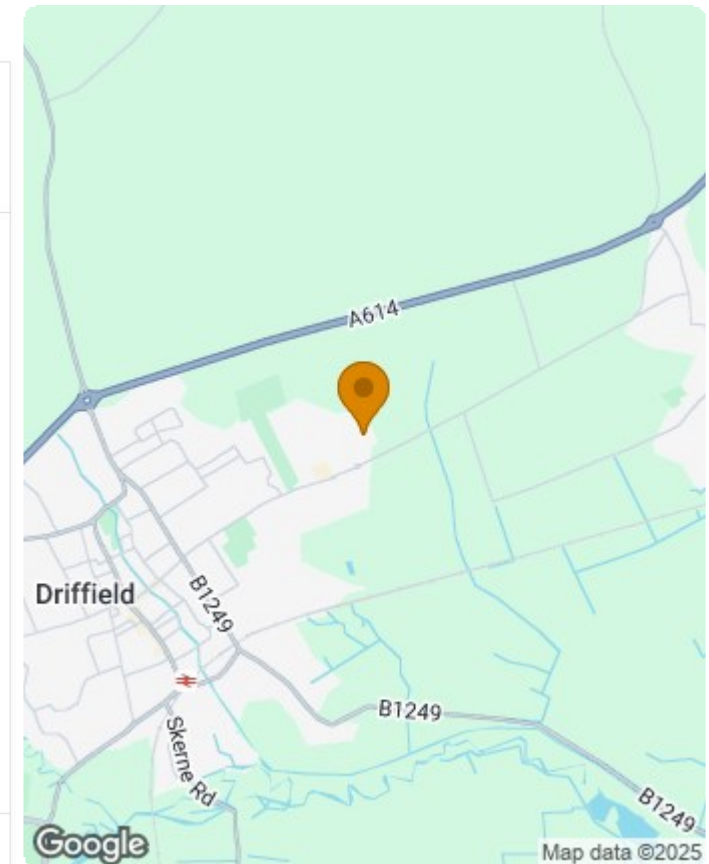
71.98 m²
774.77 ft²

(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



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