



4 Welbourn Gardens  
Driffield, 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 Driffield 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 Driffield.

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



**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.

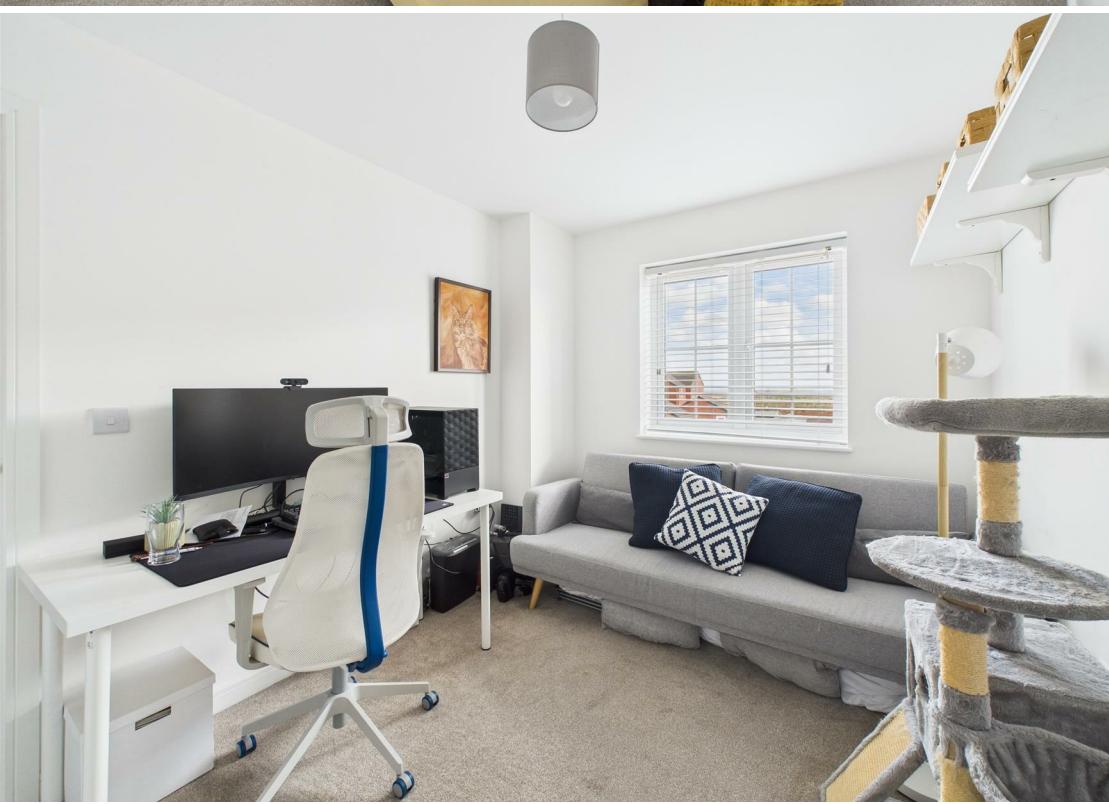
**ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is B.

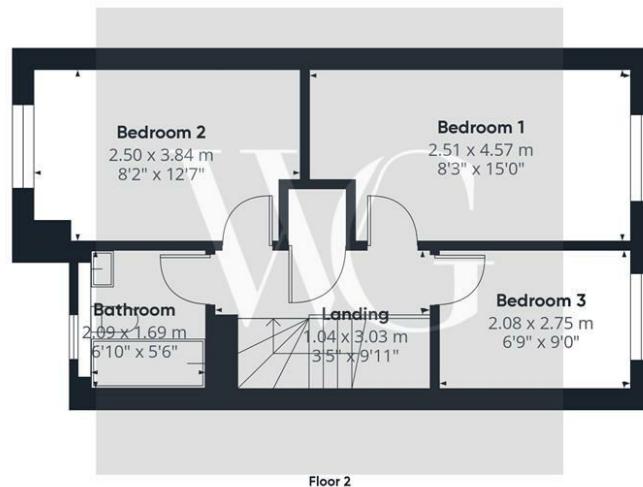
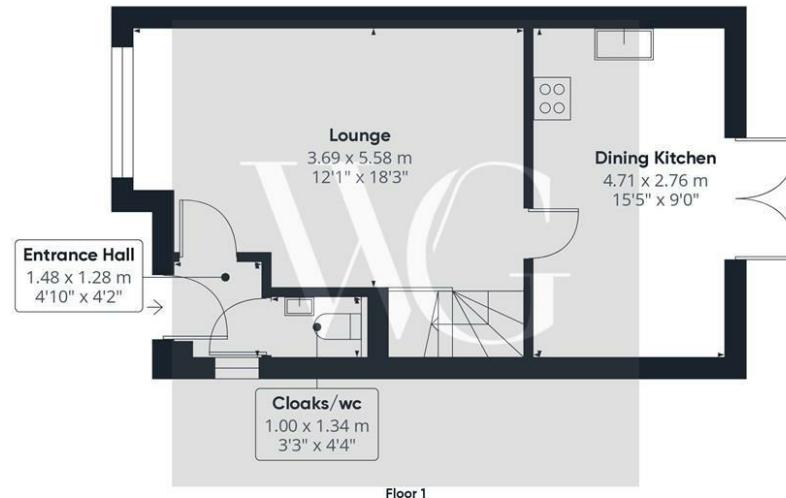
**COUNCIL TAX BAND**

The council tax band is B.

**NOTE**







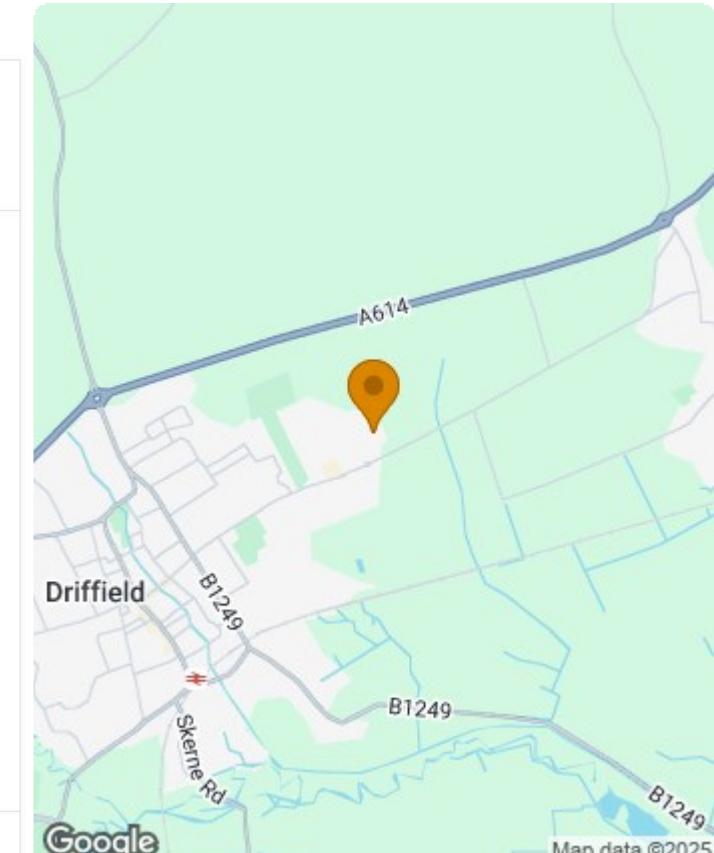
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Approximate total area<sup>(1)</sup>  
71.98 m<sup>2</sup>  
774.77 ft<sup>2</sup>

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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