



5 Bentley Close  
Driffield, YO25 6BF  
Asking price £215,000

WILLOWGREEN  
ESTATE AGENTS

\*\*TUCKED AWAY BUT CLOSE TO THE TOWN CENTRE\*\* A super modern three bedroom semi-detached house, with parking and garden. The property briefly comprises, entrance into lounge/ diner, good sized kitchen, cloaks/ wc with utility room, landing, three bedrooms and bathroom. The property benefits from gas central heating and anthracite Upvc double glazing, composite door to front and rear.

A GREAT LOCATION, CLOSE TO ALL AMENITIES!

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**

With composite door opening into lounge/ diner.

**LOUNGE/ DINER**

19'5" x 14'6" (5.92 x 4.44)

With stairs leading off, two radiators, TV point, understairs cupboard and windows to front and side elevations.

**KITCHEN**

9'7" x 10'0" (2.93 x 3.05)

With range of modern wall, base and drawer units, built-in electric oven and gas hob, extractor over, splash back, stainless steel sink and mixer tap, work surface with tiled splash back, space for dishwasher and fridge freezer, vinyl flooring, Upvc door to garden and ceiling spotighting.

**CLOAKS WC WITH UTILITY ROOM**

9'7" x 4'1" (2.94 x 1.26)

With low level wc, vanity wash hand basin, cupboard housing wall mounted gas central heating boiler, space for washing machine and base storage unit, work surface over, window to rear elevation, ceiling spotighting and radiator.

**LANDING**

9'1" x 6'5" (2.77 x 1.96)

With loft access and door to.

**BEDROOM 1**

9'1" x 14'6" (2.79 x 4.44)

With radiator, storage cupboard and two windows to the front elevation.

**BEDROOM 2**

13'11" x 7'9" (4.26 x 2.38)

With window to rear elevation and radiator.

**BEDROOM 3**

10'5" x 6'5" (3.18 x 1.96)

With radiator and window to rear elevation.

**BATHROOM**

5'9" x 7'8" (1.77 x 2.36)

With modern white suite comprising panelled bath, thermoststic shower over, low level wc, vanity wash hand basin, part tiled walls, vinyl flooring, window to side elevation, heated towel ladder, extractor and ceiling spotighting.

**OUTSIDE**

To the front of the property there is block paving, shrub border, driveway with parking and side gated access to the rear garden. The rear garden is gravelled on the level and there is a raised rockery style landscaped

garden with raised seating areas, colourful flowers and planting, water feature and garden shed.

Outside lighting and outside tap.

**TENURE**

We understand that the proeprty is Freehold.

**SERVICES**

All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

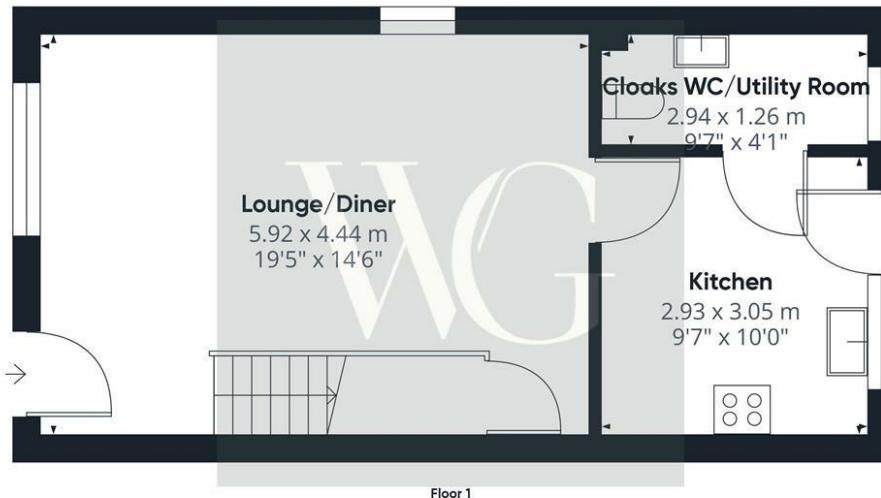
The energy performance rating is B.

**COUNCIL TAX BAND**

The council tax banding is B.

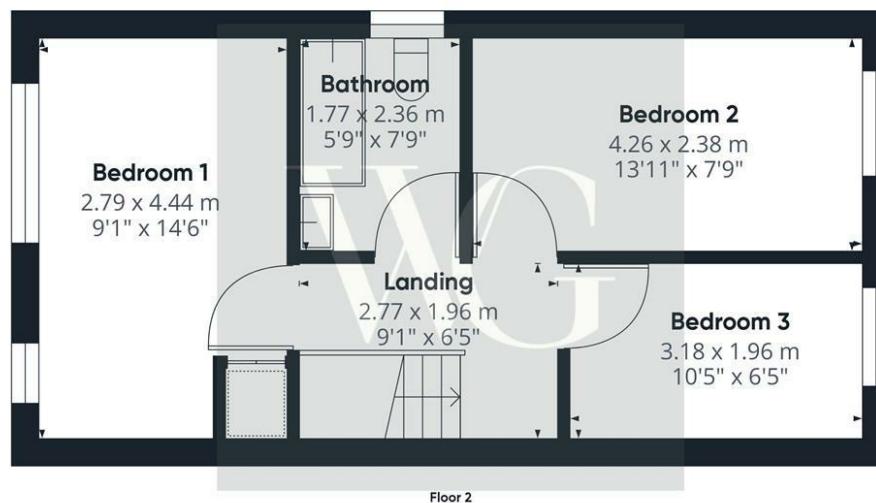






Approximate total area<sup>(1)</sup>

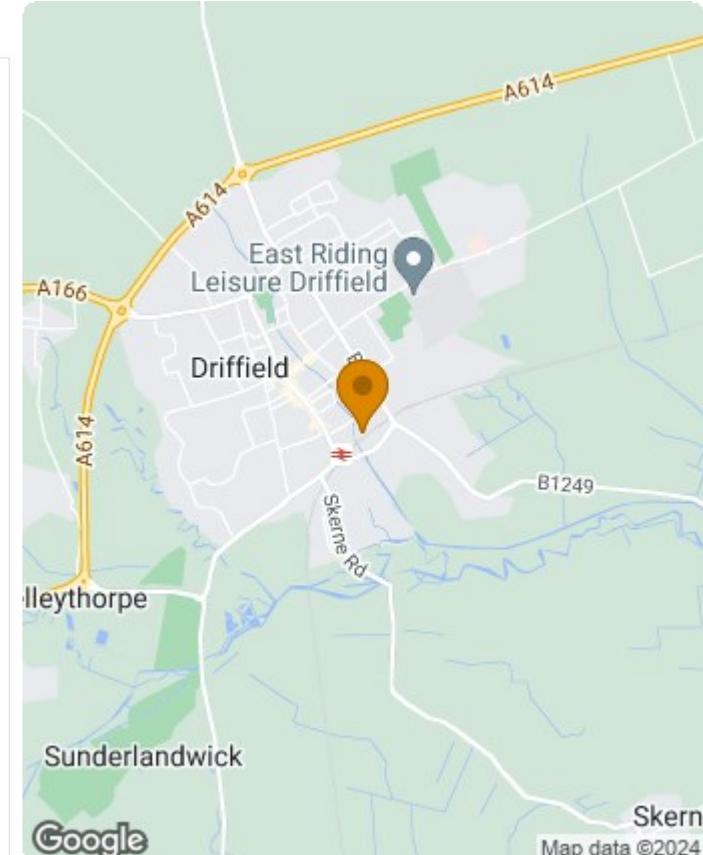
75.78 m<sup>2</sup>  
815.64 ft<sup>2</sup>



(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.

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		

	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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