



**17 Skerne Road**  
**Drifffield, YO25 6SF**  
**Asking price £205,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



ARE YOU LOOKING FOR A LARGER PLOT, CLOSE TO TOWN?

A beautifully presented three bedroom semi-detached house with large garden and garage.

The property briefly comprises, entrance hall, lounge/ diner, kitchen and conservatory to the ground floor, landing, three bedrooms and shower room. 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 C



**ENTRANCE HALL** 5'8" x 4'5" (1.74 x 1.35)  
With composite door into, radiator, stairs leading off and vinyl flooring.

**LOUNGE/ DINER** 23'3" x narrowing to 7'0" (7.10 x narrowing to 2.14)  
With understairs cupboard, bay window to front elevation, coving, radiator and TV point to lounge. To the dining room there is vinyl flooring, French doors, radiator and coving. Door to.

**KITCHEN** 9'9" x 8'5" (2.98 x 2.59)  
With range of wall, base and drawer units, larder unit, boiler cupboard, space for fridge freezer, cooker and dishwasher, stainless steel sink and mixer tap, window to rear elevation, tiled splash back, work surface over, laminate tiled flooring and coving.

**CONSERVATORY** 9'4" x 10'1" (2.85 x 3.09)  
A UPVC conservatory, radiator and door to garden.

**LANDING** 9'6" x 6'0" (2.90 x 1.83)  
With loft access, window to side elevation, airing cupboard and coving.

**BEDROOM 1** 11'1" x 7'11" (3.40 x 2.43)  
With window to rear elevation, coving and radiator.

**BEDROOM 2** 9'9" x 9'1" (2.99 x 2.77)  
With window to front elevation, radiator and coving. Range of fitted wardrobes.

**BEDROOM 3** 7'5" x 7'8" (2.28 x 2.36)  
With window to front elevation and radiator.

**SHOWER ROOM** 5'5" x 6'5" (1.67 x 1.98)  
A modern recently re-fitted white suite with quadrant shower cubicle, thermostatic shower over, vanity unit with wash hand basin and low level wc, tiled walls, vinyl flooring, extractor fan and coving.

**LAUNDRY ROOM** 10'7" x 8'0" (3.23 x 2.44)  
The utility/ wash room is adjoining the garage, with space and plumbing for washing machine and tumble dryer, low level wc, storage, stainless steel sink and mixer tap.

**GARAGE** 16'10" x 9'4" (5.14 x 2.86)  
A concrete sectional garage with up and over door, power and light connected.

**GARDEN**  
The property sits on a large plot screened by hedging to the front, large parking area and garden, mainly gravel and lawn to the front. To the rear of the property the garden is mainly laid to lawn with stone flagged patio.

Outside tap and outside lighting.

**PARKING**  
There is plenty of parking available on the property.

**SERVICES**  
All mains services are connected.

**TENURE**  
We understnad that the property is Freehold.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is C.

**COUNCIL TAX**  
The council tax band is B.

**NOTE**









