



38 Bracken Road
Drifffield, YO25 6UJ
Guide price £190,000

WILLOWGREEN
ESTATE AGENTS

*** £5000 allowance towards deposit *** A delightful three bedroom semi-detached house with garden, garage and parking. NOT TO BE MISSED!

The property briefly comprises, entrance hall, lounge, dining kitchen, sun room, landing, three bedrooms and family bathroom. Brick garage, parking 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 C



ENTRANCE HALL 3'3" x 4'5" (1.01 x 1.37)
With composite door into, window to side.

LOUNGE 12'10 x 14'4 (3.91m x 4.37m)
With TV point, radiator, window to front elevation, stairs leading off and coving.

KITCHEN/ DINER 10'11 x 14'3 (3.33m x 4.34m)
With modern range of wall and base units, work surface over, space for fridge freezer, space for Rangemaster cooker, ceramic sink and mixer tap, ceiling spotlighting, vinyl flooring, window to rear elevation.

SUN ROOM 6'11 x 6'6 (2.11m x 1.98m)
A uPVC room with views over the garden, a great storage space.

LANDING 2'10 x 8'7 (0.86m x 2.62m)
With loft access and airing cupboard.

BEDROOM 1 9'00 x 11'1 (2.74m x 3.38m)
With window to front elevation, radiator and storage cupboard.

BEDROOM 2 8'2 x 8'3 (2.49m x 2.51m)
With window to rear and radiator.

BEDROOM 3 9'6 x 5'9 (2.90m x 1.75m)
With window to rear and radiator.

BATHROOM 6'5 x 5'4 (1.96m x 1.63m)
With modern white suite comprising panelled bath, low level wc, pedestal wash hand basin, vinyl flooring, part tiled walls and window to side elevation.

GARDEN
The front is open plan with gated access to the rear garden which has just been completed with new porcelaine paved patio, lawn and securely fenced. Outside tap and lighting.

PARKING
There is a parking space to the front of the garage.

GARAGE 16'6 x 9'2 (5.03m x 2.79m)
There is a single brick garage with up and over door, rear personnel door and power and light connected.

TENURE
We understand that the property is Freehold.

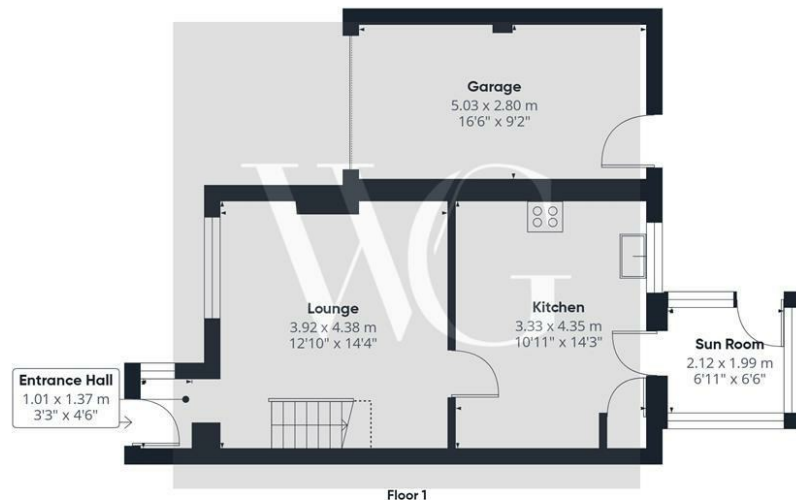
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

SERVICES
All mains services are connected.

COUNCIL TAX BAND
The council tax band is B.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

80.3 m²
864 ft²

Reduced headroom

1.4 m²
15 ft²

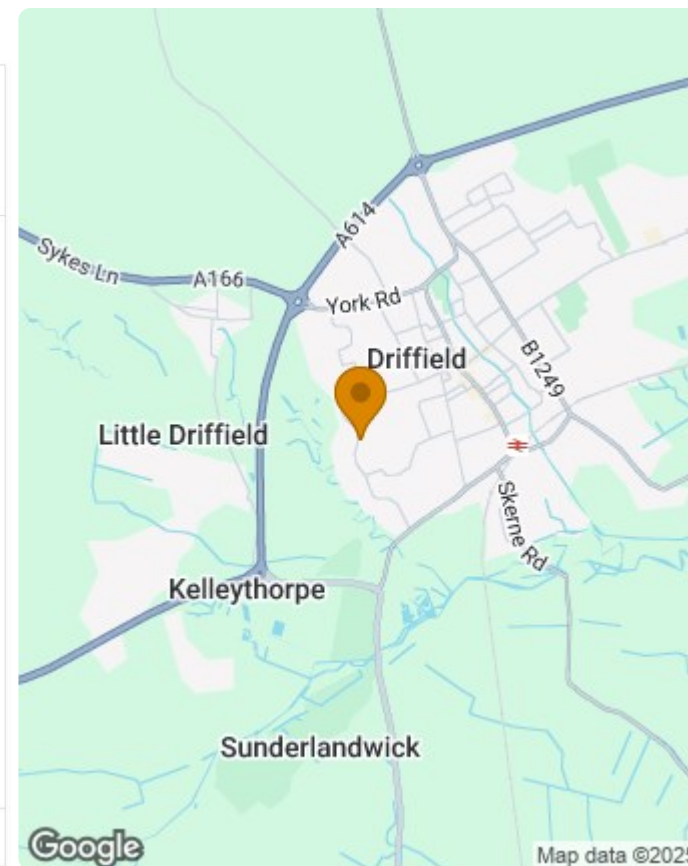
(1) Excluding balconies and terraces

Reduced headroom

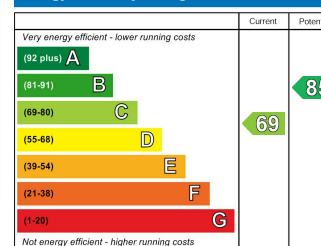
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



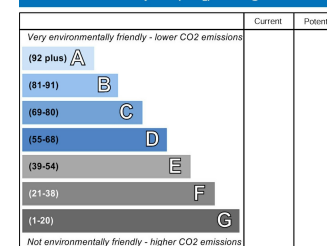
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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