



38 Bracken Road
Driffield, 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.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C.

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

SERVICES
All mains services are connected.

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 spotighting,
vinyl flooring, window to rear elevation.

COUNCIL TAX BAND
The council tax band is B.

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
porceline paved patio, lawn and securely fenced.
Outside tap and lighting.

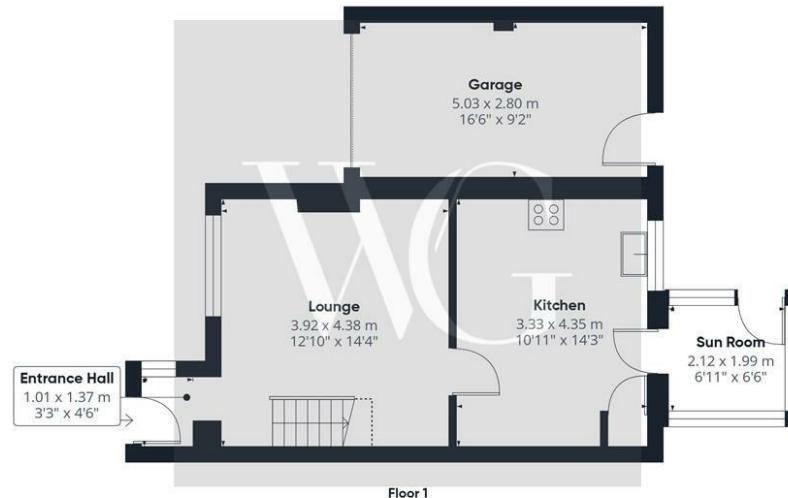
PARKING
There is a parking space to the front of the garage.

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.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

80.3 m²
864 ft²

Reduced headroom

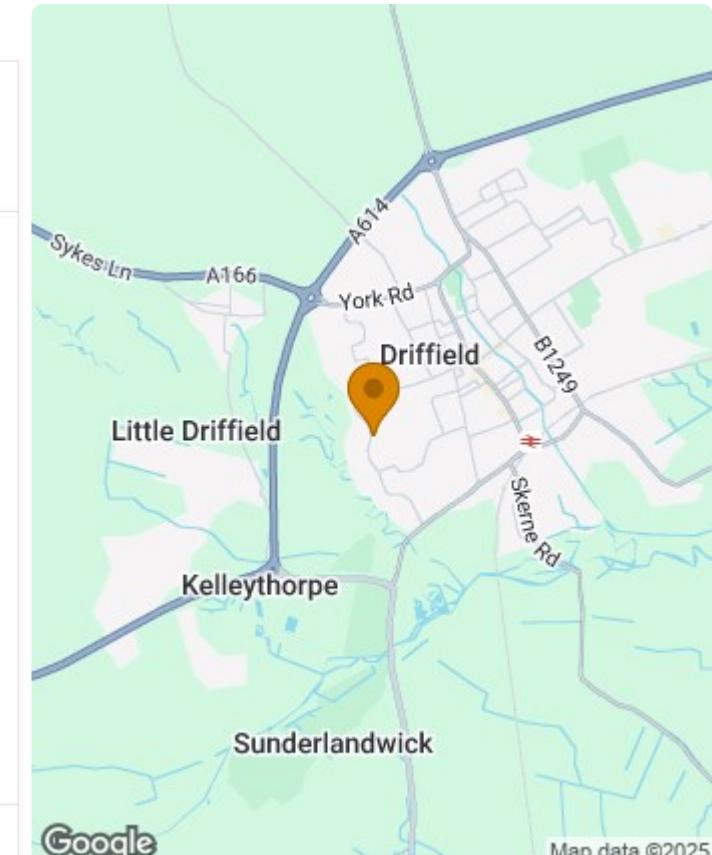
1.4 m²
15 ft²

(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



Map data ©2025

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



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633