



**6 Cundill Parade
Drifffield, YO25 6BN
Offers in excess of £150,000.**


WILLOWGREEN
ESTATE AGENTS

“£500 John Lewis voucher paid upon completion – subject to terms and conditions”.

NO CHAIN* VACANT* A beautifully presented cottage style property within walking distance of the town. This delightful modern home is perfect for the first time buyer, next time buyer or retireds.

The property briefly comprises entrance in lounge, kitchen/ diner, cloaks/wc, landing, two bedrooms and bathroom. Super private sunny south facing garden which is gravelled for low maintenance. Parking space.

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 INTO LOUNGE

With composite door into.

LOUNGE 13'11" x 13'5" (4.26 x 4.10)

With TV point, radiator, window to front elevation and stairs leading off.

DINING KITCHEN 10'9" x 13'10" (3.28 x 4.22)

A spacious modern kitchen with cottage style stable door to garden. With range of wall, base and drawer units, laminate flooring and ceiling spotlighting, washing machine, fridge freezer, stainless steel sink and mixer tap, work surface over, upstand, electric oven, gas hob and extractor.

CLOAKS/WC 6'1" x 3'0" (1.86 x 0.93)

With pedestal wash hand basin, low level wc, laminate flooring, heated towel ladder and extractor fan.

LANDING 2'5" x 3'6" (0.74 x 1.07)

With ceiling spotlighting and doors to.

BEDROOM 1 8'8" x 13'10" (2.65 x 4.23)

With two windows to front elevation, storage cupboard, radiator, TV point and ceiling spotlighting.

BEDROOM 2 9'0" x 7'4" (2.75 x 2.26)

With radiator, window to rear elevation and TV point.

BATHROOM 11'10" x 6'2" (3.62 x 1.89)

With modern white suite, pedestal wash hand basin, low level wc, panelled bath with glass shower screen, part tiled walls, vinyl flooring, ceiling spotlighting, window to rear elevation and heated towel ladder.

GARDEN

The garden is gravelled for low maintenance, faces south with a lovely sunny aspect.

PARKING

There is one allocated parking space for the property.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy perfomance rating is B.

COUNCIL TAX BAND

We understand that the council tax band is A.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

54.03 m²
581.57 ft²

Reduced headroom

2.08 m²
22.39 ft²

(1) Excluding balconies and terraces

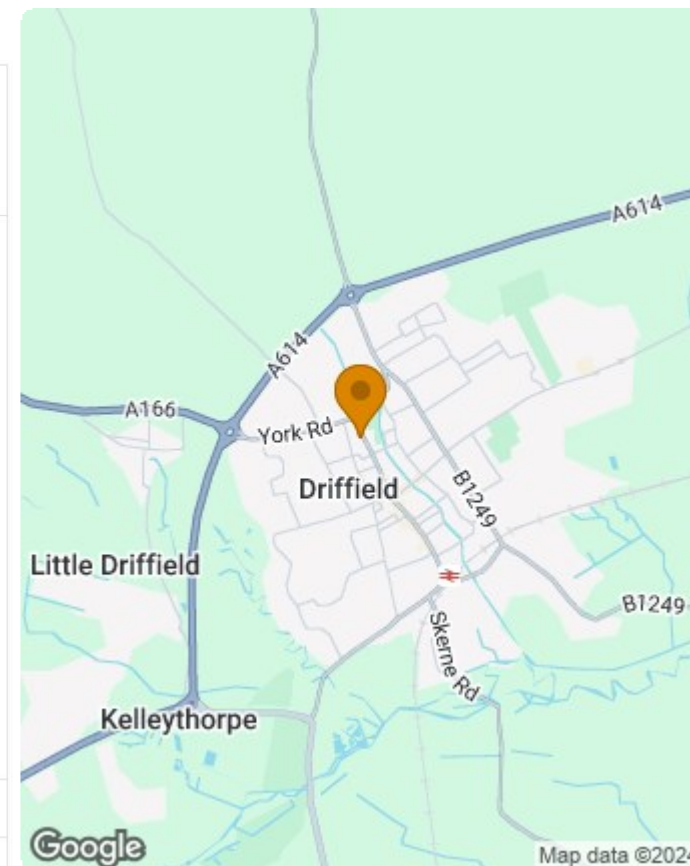
Reduced headroom

Below 1.5 m/5 ft

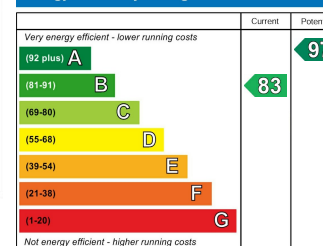
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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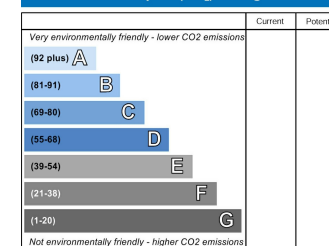
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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