



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



Offers in the Region of £175,000

32 Bracken Road Driffield, YO25 6UJ

**SERVICES**

All connected to mains.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, storage cupboard.

**KITCHEN**

Window to the side aspect, a range of wall and base units, tiled splash back, sink with drainer unit, space for washing machine, space for fridge/freezer, gas hob, electric oven, extractor fan, radiator and power points.

**LOUNGE**

Window to the front aspect, coving, gas fire, radiator, TV point and power points.

**HALLWAY**

Storage cupboard, radiator and loft access.

**BEDROOM ONE**

Window to the rear aspect, fitted wardrobes and cupboards, radiator, TV point and power points.

**BEDROOM TWO**

Door to the conservatory and window to the side, radiator and power points.

**CONSERVATORY**

Double doors to the rear, windows to three

sides, tiled flooring and power points.

**SHOWER ROOM**

With three piece suite including a shower cubicle, vanity wash hand basin, low-level WC, full height tiling to two walls, vanity mirror and radiator.



**GARDEN**

A well-proportioned and easily maintainable garden which is mainly laid with a patio, gravelled area, outside storage shed and shrub borders. There is also gated side access to the driveway. The front of the property is very well presented which is laid to lawn.

**PARKING**

Off-street parking for two/three cars including a single car port.

**32 Bracken Road, Driffield, YO25 6UJ**

**DESCRIPTION**

Located in one of Driffields most popular locations, this semi-detached bungalow provides an excellent opportunity for buyers to grab an excellent home that will suit anyone who prefers single-storey living. The property offers gas centrally heated and fully double-glazed accommodation that also benefits from a car port, shed and low maintenance rear garden. The property briefly comprises:- Entrance hall leading into the lounge and kitchen, inner hall giving access to two double bedrooms, shower room and conservatory.

**LOCATION**

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

