



**Wansford Road
Drifffield
East Riding of Yorkshire
YO25**

Offers in Excess of £268,000

bettermove

Wansford Road Driffield

Bettermove are proud to present this 5 bedroom semi-detached house in Driffield.

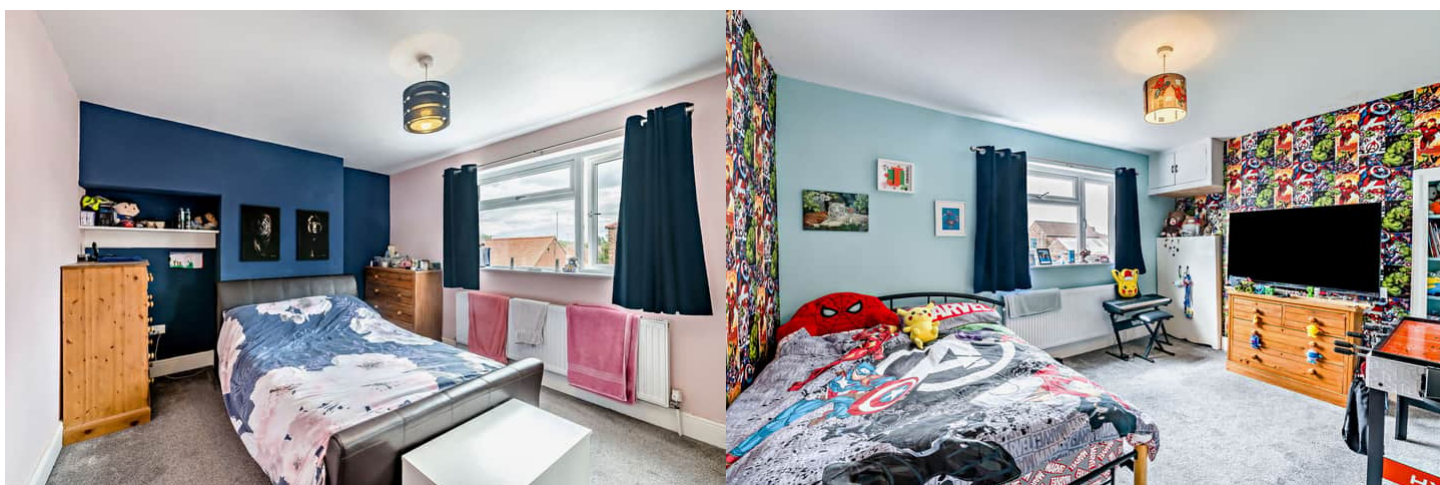
This property benefits from double glazing and gas central heating throughout, with off road parking available via the garage.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, WC and fitted kitchen, with access into the garage, on the ground floor. The first floor consists of three bedrooms and the family bathroom, with the further two bedrooms located on the second floor. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Driffield, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and a short distance to Fraisthorpe Beach. Excellent transport links can be found from Driffield Railway Station, a variety of local bus routes, and quick access to the A614, leading to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



Wansford Road, Driffield

Approximate Gross Internal Area 164 Sq M/1765 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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