



Southwood Park, Driffield, YO25

£167,500

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

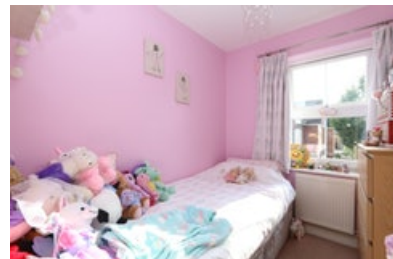
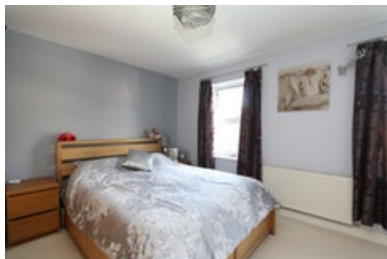
HouseSimple is pleased to present this wonderful 3 bedroom semi detached family home in Driffield. This modern home set in a highly popular area. It offers spacious accommodation throughout with kitchen diner, utility area, conservatory and gardens to front and rear. The property briefly

Key features:

- Conservatory
- Spacious kitchen diner
- gardens to front and rear
- off street parking
- viewing recommended

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band C (£1406.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple is pleased to present this wonderful 3 bedroom semi detached family home in Driffield. This modern home set in a highly popular area. It offers spacious accommodation throughout with kitchen diner, utility area, conservatory and gardens to front and rear.

The property briefly comprises on the ground floor, entrance hallway, living room with under stairs storage, spacious kitchen diner, utility room, downstairs W/C and conservatory to the rear. Stairs from the hallway rise to the first floor landing offering the 3 bedrooms and the house bathroom. To the front there is a driveway to the side leading to the rear and providing off-street parking. To the rear is an enclosed garden, mainly laid to lawned garden with patio area, an ideal area to entertain or just relax.

Ground Floor

Living Room 4.32m (14'2") x 3.63m (11'11")

Bay window to front, fireplace, double radiator, fitted carpet, door to:

Store 1.25m (4'1") x 0.90m (2'11")

Hall 2.97m (9'9") x 1.20m (3'11")

Radiator, fitted carpet, stairs, door to:

Kitchen/Diner 4.14m (13'7") x 3.54m (11'7")

Fitted with a matching range of base and eye level units, fitted dishwasher, space for fridge/freezer, fitted electric oven, built-in four ring gas with extractor hood over, window to rear, window to side, double radiator, vinyl flooring, door to:

WC 1.78m (5'10") x 0.90m (2'11")

Fitted with two piece suite comprising, wash hand basin and close coupled WC, radiator, vinyl flooring.

Utility 2.26m (7'5") x 1.29m (4'3")

Plumbing for washing machine, space for tumble dryer, window to rear, vinyl flooring, door to:

Conservatory 3.20m (10'6") x 2.60m (8'6")

Three windows to side, window to rear, laminate flooring, double door.

First Floor

Bedroom 1 4.55m (14'11") x 3.31m (10'10")

Two windows to front, double radiator, fitted carpet, door to:

Bathroom 2.50m (8'2") x 1.56m (5'1")

Fitted with three piece suite comprising bath, wash hand basin and close coupled WC, window to side, heated towel rail, vinyl flooring, door to:

Bedroom 2 3.49m (11'5") x 2.50m (8'2")

Window to rear, double radiator, fitted carpet, door to:

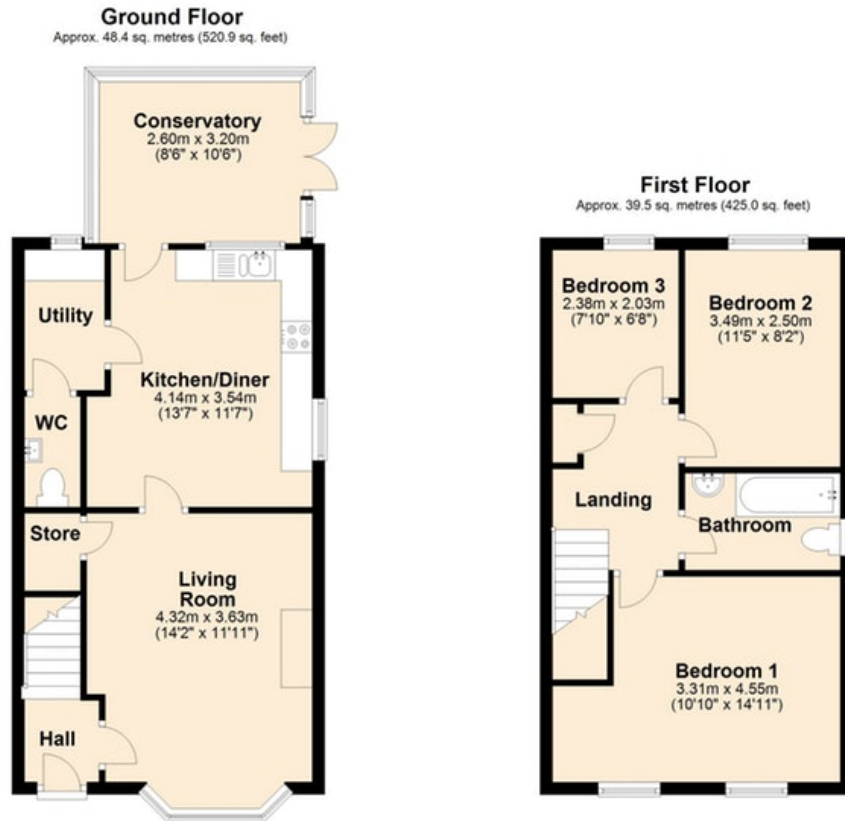
Bedroom 3 2.38m (7'10") x 2.03m (6'8")

Window to rear, double radiator, fitted carpet, door to:

Landing 2.67m (8'9") x 2.03m (6'8")

Storage cupboard, fitted carpet, door.


Floor plan:



Total area: approx. 87.9 sq. metres (946.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate



8, Southwood Park, DRIFFIELD, YO25 9HJ

Dwelling type: Semi-detached house	Reference number: 8703-9516-0629-9707-6113
Date of assessment: 09 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 09 September 2019	Total floor area: 81 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,635
Over 3 years you could save	£ 87

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 87 over 3 years</p> </div>
Heating	£ 1,161 over 3 years	£ 1,161 over 3 years	
Hot Water	£ 243 over 3 years	£ 156 over 3 years	
Totals	£ 1,635	£ 1,548	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #2e8b57; color: white;">(92 plus) A</td> <td style="background-color: #90ee90;">(81-91) B</td> <td style="background-color: #90ee90;">(69-80) C</td> <td style="background-color: #ffff00;">(55-68) D</td> <td style="background-color: #ffa500;">(39-54) E</td> <td style="background-color: #ff4500;">(21-38) F</td> <td style="background-color: #ff0000;">(1-20) G</td> </tr> <tr> <td colspan="7" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(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							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">76</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </table>	Current	Potential	76	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 957

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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