



**24 Woldholme Avenue**  
**Drifffield, East Yorkshire YO25 6RB**  
**Price £189,950**

**WP** WOOLLEY  
& PARKS

## 24 Woldholme Avenue, Driffield, East Yorkshire YO25 6RB

\*\*\* A VERY WELL MAINTAINED SEMI DETACHED HOME IN A POPULAR LOCATION - NO ONWARD CHAIN \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This smartly presented semi detached home is situated in a popular location, within easy reach of Driffield's town centre amenities. The property has been immaculately maintained by the current owner and briefly comprises Entrance Lobby, Lounge, Dining Room, Kitchen, Guest Cloakroom and Store to the ground floor, with Three Bedrooms and Shower Room from the first floor Landing. Outside, a resin driveway and gravelled forecourt provide ample vehicle space, with a detached garage and low maintenance garden to the rear. Offered with the benefit of NO ONWARD CHAIN, we strongly advise EARLY VIEWING to avoid missing out!

### Entrance Lobby 4'9" x 3'6" (1.45m x 1.07m)

A uPVC panel door, with double glazed light panel, opens to a welcoming lobby with fitted carpet.

### Living Room 15'7" x 13'9" (4.75m x 4.19m)

A generous reception room features ceiling coving, fitted carpet, two radiators, TV point and a double glazed window to the front elevation. The staircase leads off with built-in storage cupboard below.

### Dining Room 11'2" x 7'8" (3.40m x 2.34m)

With ceiling coving, fitted carpet and a radiator. A corridor with laminate flooring and a tall double glazed window gives access to a useful store and the guest cloakroom.

### Guest Cloakroom 5'10" x 2'10" (1.78m x 0.86m)

Guest cloakroom featuring a white suite of W/C and hand wash basin, with laminate flooring, radiator and a double glazed window.

### Kitchen 10'8" x 7'3" (3.25m x 2.21m)

Fitted with a modern range of base, wall and drawer units, with laminate worktops, composite sink unit and splash back tiling. There are recess spaces to accommodate freestanding appliances, a wall mounted gas central heating boiler, radiator, ceiling coving, vinyl flooring, double glazed windows and a uPVC panel door opening to the side driveway.

### First Floor Landing

With ceiling coving, fitted carpet and a built-in storage cupboard.

### Bedroom One 13'8" x 8'10" (4.17m x 2.69m)

A generous double room features fitted

wardrobes and drawers, ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation.

### Bedroom Two 10'10" x 8'7" (3.30m x 2.62m)

A further double bedroom, with fitted wardrobe, drawers, ceiling coving, fitted carpet, radiator and a double glazed window to the rear elevation.

### Bedroom Three 8'3" x 6'0" (2.51m x 1.83m)

A single bedroom with ceiling coving, fitted carpet, radiator and a double glazed window to the front elevation.

### Shower Room 6'5" x 5'4" (1.96m x 1.63m)

A white suite comprises of a corner shower enclosure with attractive wall boarding, pedestal wash basin and WC. With wall tiling, ceiling coving, fitted carpet, towel radiator and a double glazed window.

### External

The property is approached over a resin driveway, with a gravelled forecourt alongside providing ample vehicle space. The driveway extends along the side of the house, accessing the garage.

### Garage

A modern pre-fabricated panel constructed garage with up and over door, electric lighting and power sockets.

### Rear Garden

The rear garden is hard landscaped for ease of maintenance, with a paved patio leading onto an expanse of gravel, set within a fenced perimeter.

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

### Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

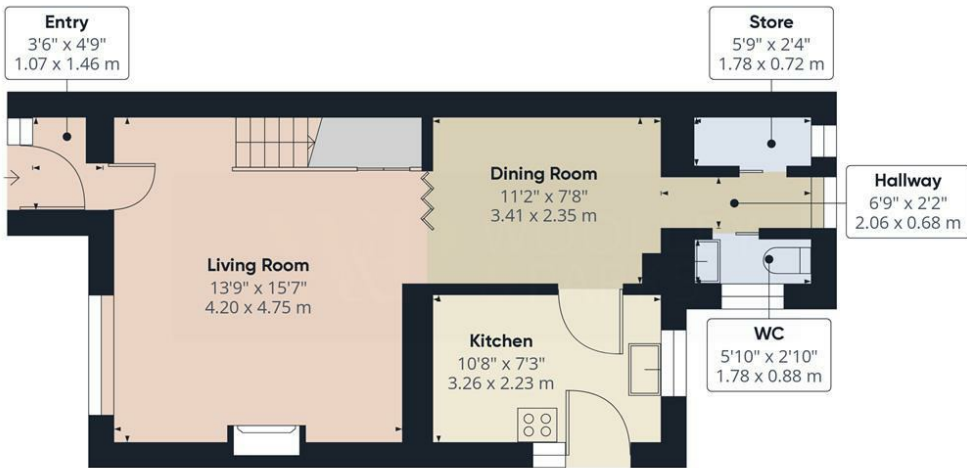
### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

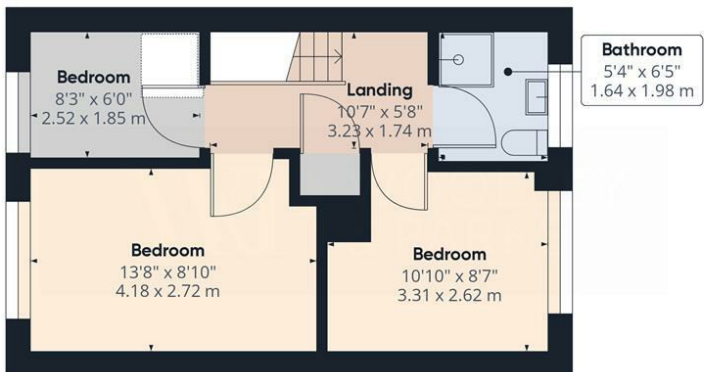
### Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Ground Floor



Floor 1

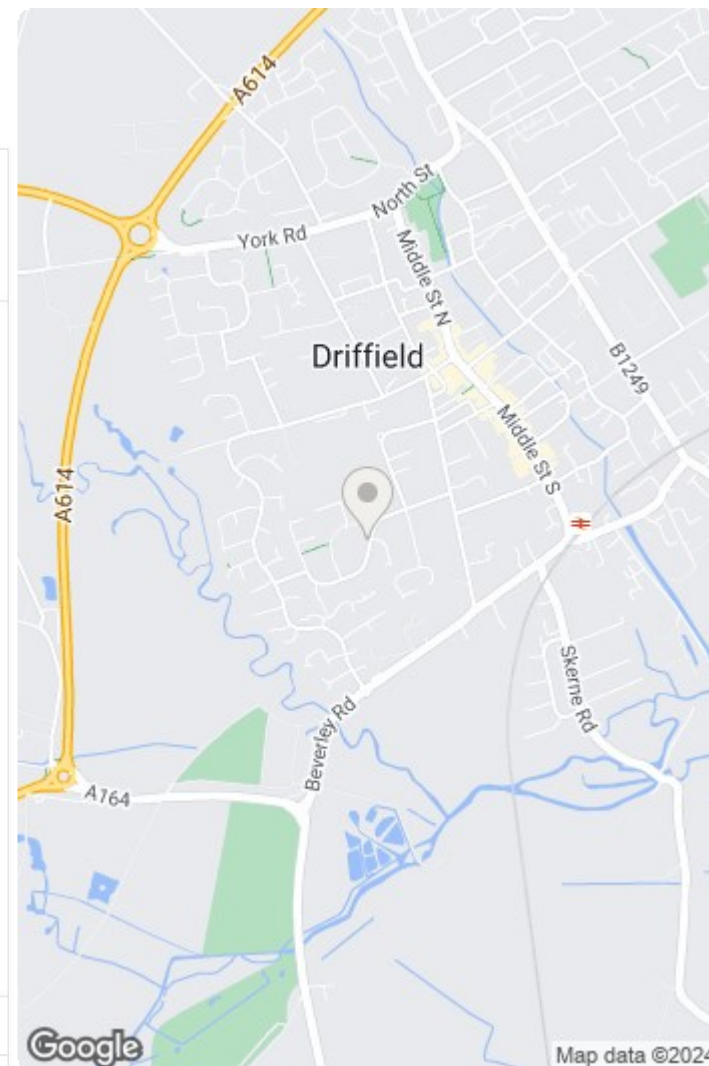


Approximate total area<sup>m</sup>  
798.72 ft<sup>2</sup>  
74.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

