18 Wold Newton Road
Driffield, YO25 3PH
Offers over £280,000

WOOLLEY & PARKS

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*** A DECEPTIVELY SPACIOUS SEMI DETACHED HOME WITH FABULOUS VIEWS *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Standing at the edge of this peaceful rural village, enjoying far-reaching views over the beautiful Wolds countryside, this remarkable home is certainly worthy of more than just a passing glance! Having been significantly extended over two storeys at the rear, the accommodation briefly comprises Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby and Shower Room to the ground floor, with FIVE BEDROOMS and House Bathroom to the first floor. Outside, the property enjoys a generous garden plot with ample driveway parking and a single garage. EARLY VIEWING ESSENTIAL!

Entrance Hall 5'8" x 5'10" (1.74m x 1.79m)
Warm and inviting entrance hall with stylish composite door to front elevation, straight flight staircase leads to first floor accommodation, central heating radiator and fitted carpets laid throughout.

Living Room 16'3" x 11'4" (4.96m x 3.47m)
Beautifully presented formal lounge with neutral décor, naturally light with double glazed window to front elevation, central heating radiator, fitted carpets and log burning stove.

Kitchen 16'7" 8'4" (5.06m 2.56m)
Inviting kitchen fitted with a comprehensive range of wall, base and drawer units in a soft grey finish, laminate worktops and matching splashback. Rustic tiled flooring, inset stainless steel sink unit with drainer and mixer tap over, integrated appliances with double oven and grill, induction hob, fitted extractor, fridge freezer, dishwasher. Duel aspect with two double glazed windows to the front and side elevation. Central heating radiators.

Dining Room 11'8" 11'8" (3.57m 3.56m)
With wooden flooring, central hearting radiators, TV ariel point, French doors leading to the rear garden.

Downstairs W/C 3'8" x 10'6" (1.14m x 3.21m)
With wood affect flooring, toilet, wash basin, separate shower and heated towel rail.

Boot Room 7'8" x 5'6" (2.35m x 1.70m)
Specious area to the rear of the property, centra heating radiator , vinyl flooring with UPVC door to the rear aspect.

Landing 7'7" x 8'7" (2.32m x 2.63m)
Spacious first floor landing, carpeted throughout and access to the loft space.

Bedroom 1 11'7" x 10'7" (3.55m x 3.24m)
Impressive main bedroom located to at the rear of the property, carpeted, TV ariel point, fitted coving, central heating radiators, double glazed window and open views over the rear garden and fields.

Bedroom 2 9'5" x 10'2" (2.89m x 3.11m)
Generous double bedroom with built in storage, carpets, central heating radiator, fitted coving, TV ariel point, double glazed window to the front elevation.

Bedroom 3 7'9" x 11'6" (2.38m x 3.53m)
A further good sized bedroom, boasting built in storage space, double glazed window to front elevation, fitted coving, central heating radiator and fitted carpets.

Bedroom 4 8'1" 8'5" (2.47m 2.58m)
A generous single room with radiator, fitted carpet and a double glazed window overlooking the rear garden.

Bedroom 5 11'7" x 6'6" (3.54m x 1.99m)
Fourth good sized bedroom currently used as a home office/craft room with double glazed window to rear elevation, attractive fitted coving, central heating radiator and fitted carpets.

Main Bathroom 6'4" 5'4" (1.95m 1.64m)
Inviting, modern bathroom with large walk in shower, combination basin and toilet unit, partially panelled, double glazed window to rear elevation with heated towel rail, fitted extractor fan and tile effect flooring.

External
Front garden area which is laid to lawn. Generously sized enclosed rear garden with boundary fencing to the right and hedge to the left, predominantly laid to lawn and paved patio areas. Separate garage and vegetable patch. External light and tap.

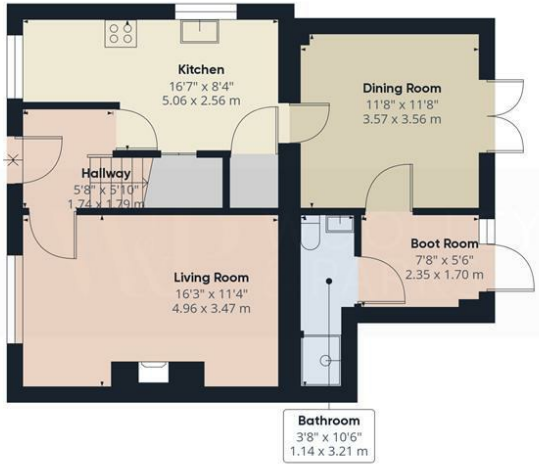
Council Tax :
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B

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

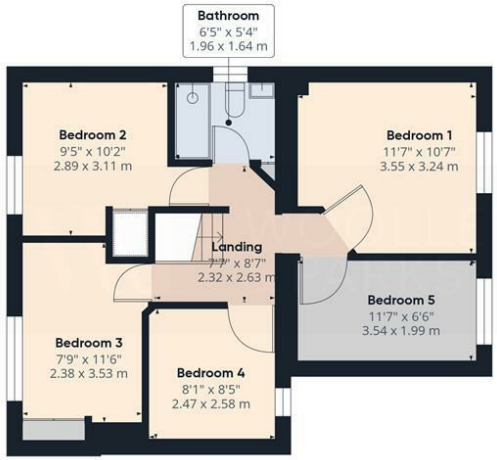
Disclaimer :
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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.

Virtual Viewing/Video :
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).



Ground Floor



Floor 1

Approximate total area(1)

1125.33 ft²

104.55 m²

(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.

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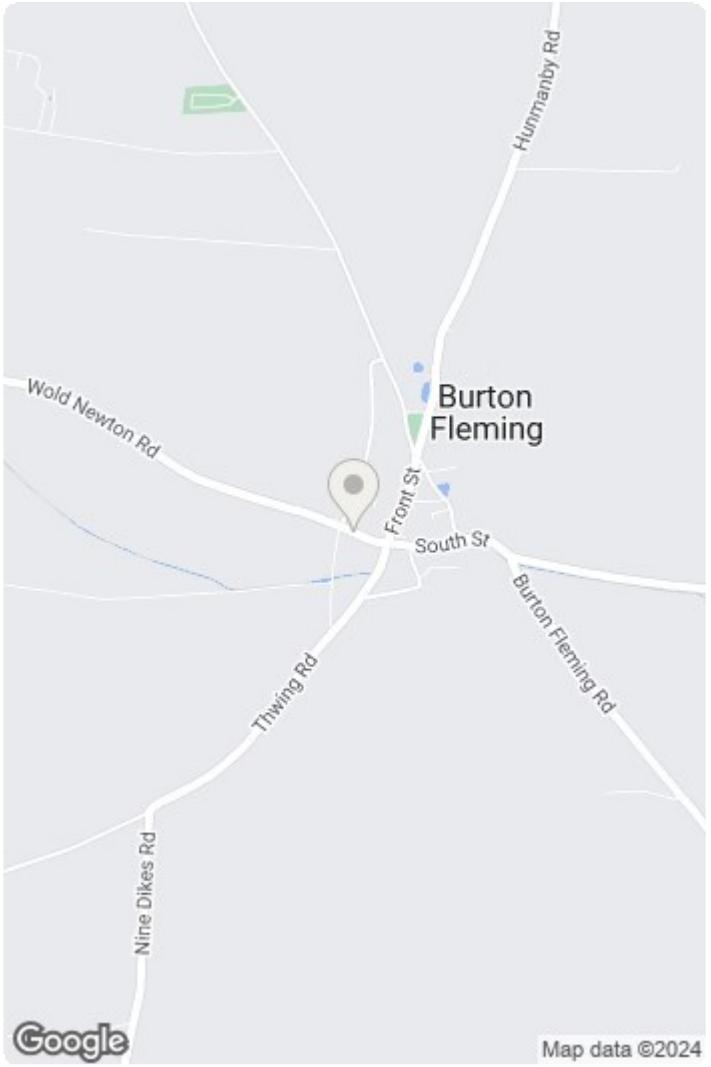

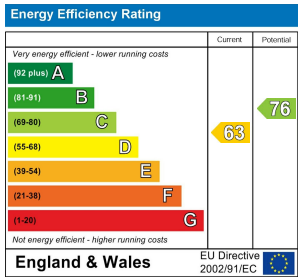

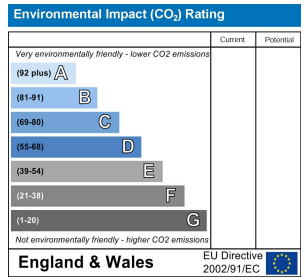

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