



8 Woodmansey Garth
Driffield, East Yorkshire YO25 5GF
Guide price £269,000

WP WOOLLEY
& PARKS

*** A MODERN DETACHED FAMILY HOME CONSTRUCTED IN 2021 *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Constructed by Linden Homes in 2021 this modern family home is offered to the market in move-in ready condition. The property makes up part of a new build development situated within walking distance of everything that Driffield's market town has to offer. The internal accommodation comprises Entrance Hall, through Lounge, Dining Kitchen, Utility Room and WC to the ground floor, at first floor is the Main Bedroom with En-suite, three further Bedrooms and the Family Bathroom. The property enjoys a lawned rear garden, off street parking and an integral garage. The town of Driffield boasts a range of amenities including independent shops, cafes and restaurants, supermarkets and a Railway Station to name a few, along with Primary, Junior and Secondary schools.



Entrance Hall

Enter through composite front door, with carpeted flooring, radiator and staircase to first floor.

Lounge

15'4" x 11'1" (4.69 x 3.39)

A generous living space with window to the front elevation, carpeted flooring, radiator and television point.

Dining Kitchen

9'6" x 18'8" (2.91 x 5.69)

A modern Kitchen with ample dining space which enjoys uPVC French doors opening out into the rear garden. The Kitchen itself offers a range of base, wall and drawer units with granite effect laminate work tops with matching upstands plus one and a half bowl sink with drainer and mixer tap. A range of integrated appliances include electric double oven, gas hob with stainless steel splash back and extractor hood over, dishwasher and fridge freezer. Vinyl flooring throughout, window to the rear elevation, two radiators and useful understairs storage space.

Utility Room

5'8" x 5'9" (1.75 x 1.76)

Complimentary base units and work tops to those in the Kitchen, stainless steel single drainer sink with mixer tap, space and plumbing for a washing machine, radiator, extractor fan, composite rear door and vinyl flooring.

WC

3'1" x 5'8" (0.94 x 1.75)

WC, wash basin with mixer tap and tiled splash back, radiator, extractor fan, privacy window and vinyl flooring.

First Floor Landing

Carpeted flooring, loft access hatch, airing cupboard and radiator.

Main Bedroom

9'7" x 9'11" (2.94 x 3.03)

A generous bedroom with window to the front elevation, large wardrobe recess, carpeted flooring and radiator.

En-suite

6'11" x 6'0" (2.12 x 1.85)

Comprises fully tiled shower cubicle, WC and wash basin with tiled splash back and mixer tap. Privacy window, extractor fan, vinyl flooring and radiator.

Bedroom Two

9'8" x 11'1" (2.97 x 3.40)

A double bedroom with window to the front elevation, carpeted flooring and radiator.

Bedroom Three

8'0" x 14'2" (2.46 x 4.33)

A third double bedroom with window to the rear elevation, carpeted flooring and radiator.

Bedroom Four

8'1" x 9'10" (2.47 x 3.00)

Window to the rear elevation, carpeted flooring and radiator.

Family Bathroom

6'11" x 6'0" (2.12 x 1.85)

Comprises bath with half height tiling and mixer tap with shower attachment, WC and wash basin with tiled splash back and mixer tap. Vinyl flooring, privacy window, extractor fan and radiator.

Garden

Having been improved by the current owners the garden is mostly laid to lawn with a paved patio to the rear of the house providing a generous seating and dining area, there is a further patio to the rear of the garden so the sun can be caught throughout the day. The garden is fully fenced and enclosed with a gate leading to the front of the property.

External

The property has a lawned forecourt garden with a front driveway providing parking for two cars and giving access to the integral garage.

Agents Note :

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

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band D.

Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.

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.

Services :

The property is understood to be connected to all main services. Heating is supplied by way of a gas fired combination boiler.

Tenure :

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

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).





