



**30 Highwood**  
**Driffield, East Yorkshire YO25 5YX**  
**Guide price £280,000**

**WP** WOOLLEY  
& PARKS

\*\*\*SUPERB FAMILY HOME WITH AN IMPRESSIVE GARDEN\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This well kept and spacious family home deserves more than a passing glance. Having been immaculately maintained and lovingly update by the current owners to provide an inviting family home at a competitive price. Naturally light with a modern neutral décor throughout this home provides entrance hall, living room, formal dining room, superb conservatory extension with unspoiled garden views, fitted kitchen and cloakroom/w/c all to the ground floor with four bedrooms, en-suite shower room and family bathroom to the first. Externally the property offers an enclosed garden which provides a fair degree of privacy throughout plus single garage and private drive. Occupying a truly lovely plot this home is situated on the outskirts of sought after market town of Driffield with amenities, schools and transport links all to hand. Demand is sure to be high for this fantastic property, so early viewing highly recommended.



**Entrance Hall** 12'2" x 3'5" (3.72m x 1.05m )  
Warm and inviting entrance hall with double glazed external door to side elevation, large built in under stairs storage cupboard, turn flight staircase leads to first floor accommodation with fitted carpets and central heating radiator.

**Cloakroom/W/C** 5'3" x 3'2" (1.61m x 0.97m )  
Fitted with a two piece suite comprising low flush w/c and pedestal wash basin, double glazed window to side elevation, partially tiled walls and central heating radiator.

**Living Room** 17'11" x 10'9" (5.48m x 3.30m )  
Beautifully presented and naturally light formal lounge with double glazed box bay window to front elevation, feature living flame gas fire with marble effect insert and ornate surround look stylish within the room, attractive wall lighting, further double glazed window, central heating radiators and fitted carpets laid throughout.

**Dining Room** 10'5" x 8'5" (3.19m x 2.58m )  
Hugely versatile reception room currently used as a formal dining room with double glazed sliding patio doors to sun room, fitted carpets and central heating radiator.

**Sun Room** 8'0" x 8'5" (2.44m x 2.59m )  
Superb sun room extension boasting unspoiled garden views with double glazed windows to dual aspect, access to rear garden, central heating radiator and wood effect laid flooring.

**Kitchen** 13'5" x 8'10" (4.10m x 2.71m )  
Stylish fitted kitchen offering a wide range of wall, base, drawer and display units in a white finish with contrasting roll top work surfaces and tiled splash backs, inset single bowl stainless steel sink with drainer and mixer tap over, ample space and plumbing for free standing appliances with fitted extractor hood, double glazed window to side elevation, external door to rear, central heating radiator and ceramic tiled flooring.

**First Floor Landing** 6'4" x 2'11" (1.94m x 0.89m )  
Double glazed window to side elevation, access to

part boarded loft space, over stairs storage cupboard and fitted carpets.

**Main Bedroom** 12'2" x 11'1" (3.72m x 3.39m )  
Well presented main bedroom with double glazed box bay window to front elevation, attractive décor, central heating radiator and fitted carpets.

**En-Suite Shower Room** 4'9" x 5'9" (1.47m x 1.76m )  
Fitted with a modern three piece suite comprising fully tiled shower cubicle with mains powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to side elevation, central heating radiator and ceramic tiled flooring.

**Bedroom Two** 10'5" x 8'10" (3.20m x 2.71m )  
A further good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Three** 10'8" x 6'3" (3.26m x 1.92m )  
Spacious bedroom currently used as a home office with double glazed window to front elevation, central heating radiator and fitted carpets.

**Bedroom Four** 6'4" x 8'10" (1.94m x 2.71m )  
Good sized single bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Family Bathroom** 6'6" x 5'8" (1.99m x 1.75m )  
Attractive three piece suite comprising panelled bath, pedestal wash basin and low flush w/c, partially tiled walls, central heating radiator and wood effect laid flooring.

**External**  
Impressive garden to the rear of the property having been mainly laid to lawn with well stocked borders, mature planted trees and timber fenced surround. The rear garden also boasts a paved patio area, ideal for entertaining with storage and gated side access.

**Garage and Drive**  
Single garage with up and over door to front elevation, power supply and light. The garage is

accessed via a private drive offering ample off street parking.

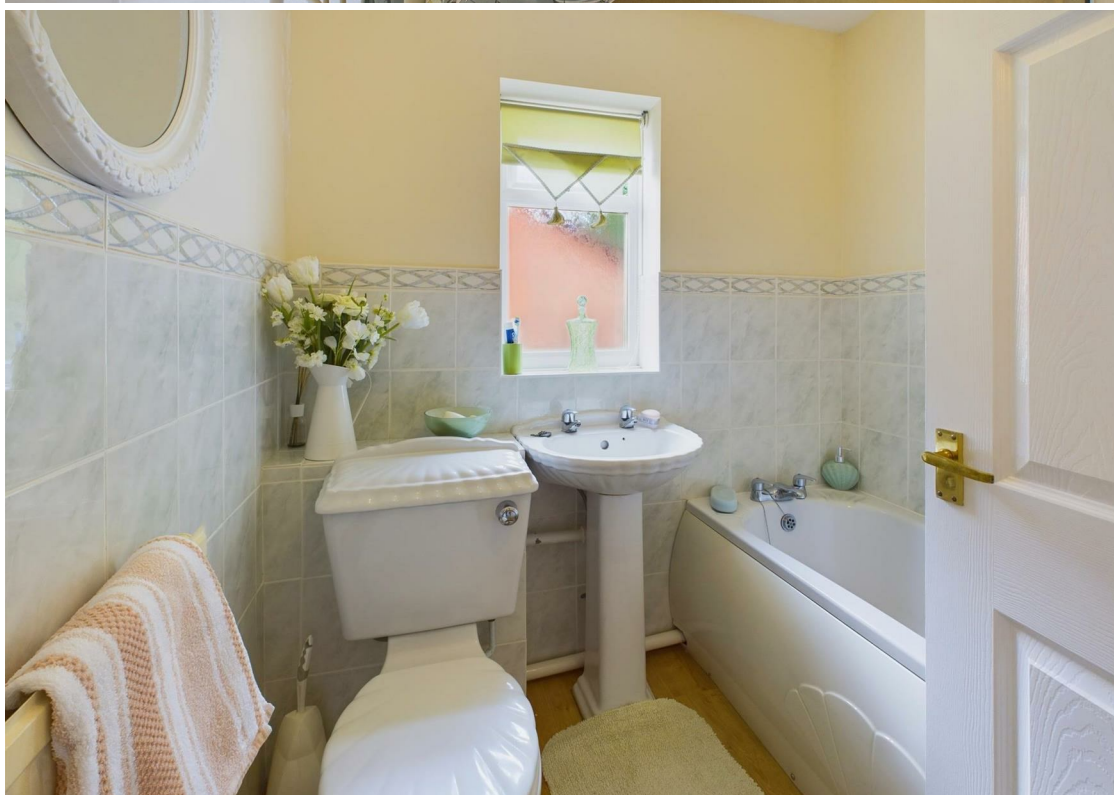
**Council Tax**  
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band D.

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

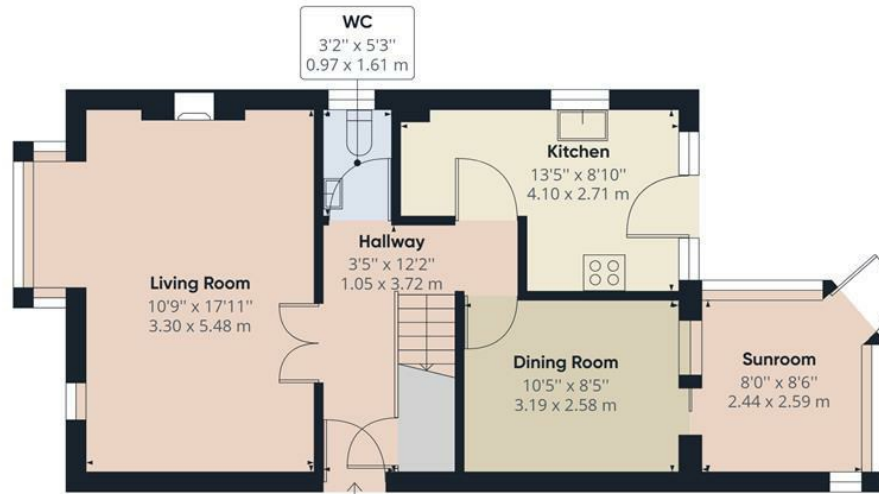
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These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on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

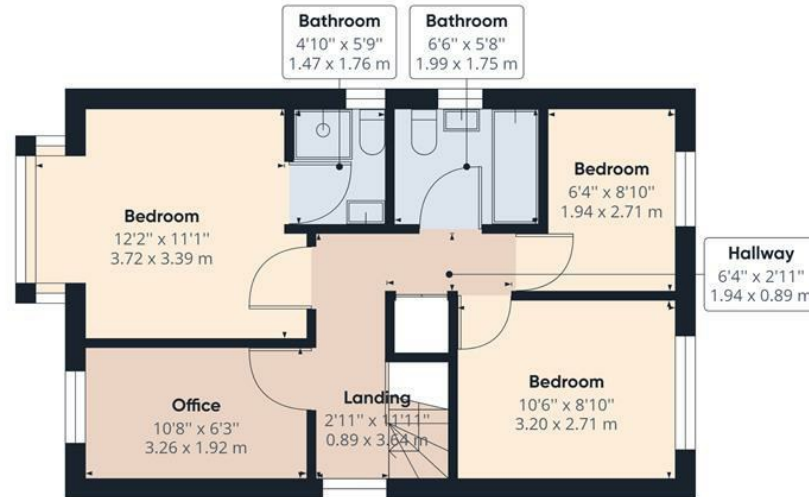
**Virtual Viewing/Videos**  
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes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







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1069.20 ft<sup>2</sup>  
99.33 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.

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