8 West Avenue
Burton Fleming, Driffield, East Yorkshire YO25 3PN
Price £290,000

W&P WOOLLEY & PARKS

*** WOW!!! DO NOT MISS THIS STUNNING HOME IN THE RURAL VILLAGE OF BURTON FLEMING *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This REMARKABLE semi detached home offers much more than a passing glance might suggest, so VIEWING IS ESSENTIAL! Standing in a tranquil setting at the head of a small cul-de-sac, bordering open fields, the property is presented to a truly FABULOUS standard throughout and boasts ample vehicle space, detached garage with stables attached and a beautifully landscaped rear garden. The accommodation is arranged over three floors, and briefly comprises Entrance Hall, Lounge, Dining Room, Kitchen, Rear Lobby with WC, Utility Room and Garden Room to the ground floor, Two Double Bedrooms, House Bathroom and Study/Bed 5 to the first floor, and two further Double Bedrooms with Bathroom to the top floor. ACT QUICKLY to avoid missing out!

Entrance Hall 13'1" x 7'0" (3.99m x 2.13m)
A modern composite entrance door, with double glazed panelling, opens from the side elevation into a welcoming hallway, with quality 'Amtico' flooring in an oak herringbone design, radiator, telephone/media point, fitted cabinets, double glazed window and staircase rising off with storage cupboard below. Oak internal doors, consistent through the home, lead off.

Lounge 13'6" x 10'8" (4.11m x 3.25m)
A comfortable reception room features radiator, TV/media points, flooring matching the Hallway, and a double glazed window to the front elevation. A quality 'Morso' log burner stands within a chimney breast niche, with a tiled hearth and oak mantel beam, creating a wonderful focal point.

Kitchen 11'8" x 7'0" (3.56m x 2.13m)
Comprehensively fitted with a range of base, wall and drawer units in a white gloss laminate, with woodgrain rolled edge worktops, matching upstands and a stainless steel sink unit. With recess spaces for freestanding appliances, plumbing for a dishwasher, and 'Amtico' flooring continuing through.

Dining Room 11'0" x 10'8" (3.35m x 3.25m)
A versatile second reception, again with the oak herringbone effect 'Amtico' flooring, radiator and a double glazed window to the front elevation.

Rear Lobby 6'0" x 5'10" (1.83m x 1.78m)
With oak laminate flooring, radiator and Velux roof light.

Guest Cloakroom 4'10" x 2'7" (1.47m x 0.79m)
With WC, radiator and oak laminate flooring.

Utility Room 5'5" x 5'0" (1.65m x 1.52m)
A useful space with fitted base unit, worktop and composite sink, fitted shelving with plumbing for washing machine, oak effect vinyl flooring, radiator and a double glazed window.

Garden Room 14'4" x 10'1" (4.37m x 3.07m)
A pleasant extension of the living space, with 'Amtico' flooring, two radiators, two Velux roof lights, double glazed windows to the side and rear elevations, with double doors opening to the garden.

First Floor Landing
With radiator, fitted carpet and a double glazed window over the staircase.

Bedroom One 11'5" x 10'7" (3.48m x 3.23m)
A generous double room, with a range of bespoke, oak-built furniture comprising wardrobes, drawers and dressing table. With panelled feature wall, TV point, radiator, fitted carpet and a double glazed window to the front elevation.

Bedroom Two 11'9" x 10'7" (3.58m x 3.23m)
An excellent double room, fitted with a range of wardrobes, drawers and cabinets, with radiator, fitted carpet and a double glazed window to the front elevation.

Study/Bed Five 6'11" x 6'9" (2.11m x 2.06m)
Potentially a single bedroom, currently fitted as a home office space, with an oak corner desk, fitted shelving, column radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 6'10" x 6'6" (2.08m x 1.98m)
Beautifully appointed with a white suite comprising of a panelled bath with shower over and glass side screen, vanity wash basin and WC, with fitted cabinetry concealing the cistern. With attractive wall tiling, quality oak finish flooring, column radiator with towel rail, extractor fan, recessed shelving and a double glazed window.

Top Floor Landing
With fitted carpet and a double glazed window over the staircase.

Bedroom Three 13'6" x 8'1" (4.11m x 2.46m)
A lovely double room with fitted wardrobes, desk and drawers, column radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Four 13'6" x 8'1" (4.11m x 2.46m)
A comfortable double room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom 7'2" x 5'7" (2.18m x 1.70m)
A stylishly appointed facility features a modern white suite comprising of a panelled bath, with shower over and glass side screen, wall mounted wash basin and a WC with concealed cistern. With attractive wall tiling, chrome slimline towel radiator, backlit vanity mirror, electric shaver/toothbrush charge point, extractor fan and oak finish flooring.

External
The property boasts an open frontage onto a generous forecourt, providing ample vehicle space, with gated access to a side driveway approaching the garage, with an EV Charging point and gated pedestrian access into the rear garden.

Garage And Stable
29'0" x 10'3" plus stable (8.84m x 3.12m plus stable)
A substantial brick and tile garage features an automatic roller door from the driveway, personnel door from the garden, double glazed windows, electric lighting and power sockets. A door in the rear elevation opens through to the attached Stable (22'6" x 12'7")which has a partition to create two generous loose boxes.

Rear Garden
A delightfully landscaped garden features a generous paved patio terrace on two levels, with an expanse of lawn extending beyond to the rear boundary. Attached to the rear of the property is a timber-built store which neatly houses the oil tank and a brick-built coal bunker. At the end of the garden there is a greenhouse and retained planting boxes. With various external electric points, water supply and exterior lighting.

Services
The property is understood to be connected to mains water, drainage and electricity. The central heating system is run on Oil. The property also benefits from having it's own photovoltaic solar panels (further details available upon request).

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.

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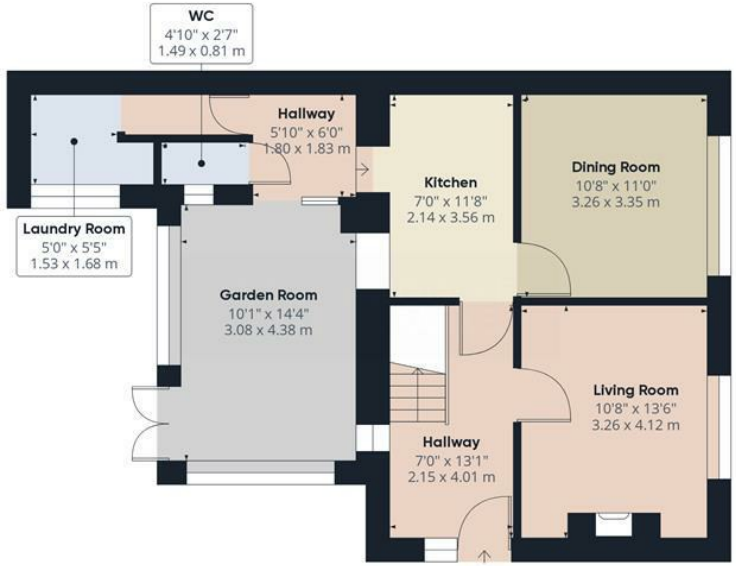
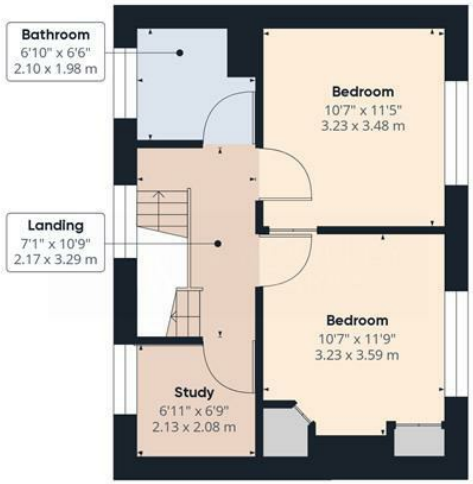
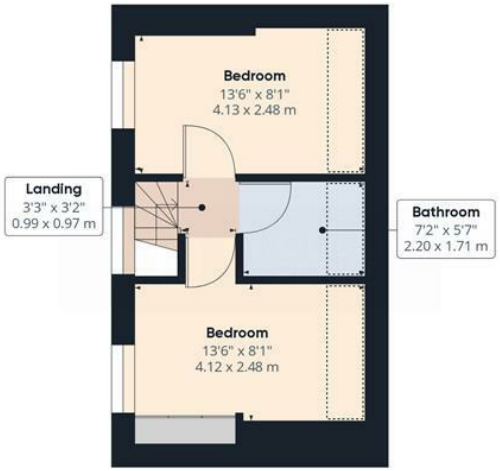


Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

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Approximate total area(1)

1417.04 ft²

131.65 m²

Reduced headroom

46.02 ft²

4.28 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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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