



**1 Underwood Bank**  
**Driffield, East Yorkshire YO25 5BY**  
**Offers over £300,000**

**WP** WOOLLEY  
& PARKS

\*\*\*BEAUTIFULLY PRESENTED FAMILY HOME WITH ENCLOSED SOUTH FACING GARDEN\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE\*\*\*

Having been beautifully decorated and enhanced by the current owners this four bed family home is sure to impress. Recently constructed and completed by Tilia Homes this generous property has been completed to a high standard throughout with quality fixtures, recently installed Hive C/H and a modern vibrant décor throughout. Deceptively spacious and well proportioned accommodation over two floors with an inviting entrance hall, formal lounge, attractive open plan kitchen, utility room and W/C all to the ground floor with four double bedrooms, en-suite and family bathroom to the first. Enjoying a good sized plot this property boasts a pleasant aspect to the front and an impressive south facing garden to the rear. Located within the popular market town of Driffeld benefiting from a variety of amenities to hand plus well regarded schools and transport links via road and rail. This superb property is in turn key condition and with demand sure to be high we strongly recommend early viewings.



**Entrance Hall** 15'10" x 6'4" (4.84m x 1.95m )  
Warm and inviting entrance hall with composite external door to front elevation, straight flight staircase leads to first floor accommodation complete with under stairs storage cupboard, central heating radiator and fitted carpets throughout.

**Lounge** 16'0" x 11'3" (4.89m x 3.43m )  
Beautifully presented lounge, naturally light with double glazed window to front elevation with central heating radiator and fitted carpets.

**Dining Kitchen** 17'9" x 9'7" (5.43m x 2.94m )  
Open plan dining kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting roll top work surfaces, matching splash backs and brushed chrome handles, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated double eye level oven, four ring gas hob, fitted extractor, fridge, freezer and dishwasher, double glazed window and French doors to rear elevation with inset LED spot lighting, tiled flooring and central heating radiator.

**Utility Room** 6'2" x 5'8" (1.88m x 1.73m )  
Ample space and plumbing for washer/dryer, matching units and roll top work surfaces, double glazed window to rear elevation with central heating radiator and tiled flooring.

**W/C** 6'1" x 3'2" (1.87m x 0.98m )  
Stylish two piece suite comprising pedestal wash basin and low flush w/c, tiled splash back, central heating radiator, double glazed window to rear elevation and continued tiled flooring.

**First Floor Landing** 7'6" x 6'5" (2.31m x 1.97m )  
Spacious first floor landing with built in storage cupboard, access to loft space, central heating radiator and fitted carpets.

**Main Bedroom** 14'9" x 11'1" (4.50m x 3.40m )  
Impressive main bedroom, spacious and light with double glazed window to front elevation, double door built in wardrobe, central heating radiator and fitted carpets.

**En-Suite Shower Room** 5'7" x 4'3" (1.72m x 1.31m )

Attractive three piece suite comprising double length fully tiled shower cubicle with mains powered shower over, pedestal wash basin and low flush w/c, inset LED spot lighting, double glazed window to front elevation, wall mounted chrome heated towel rail and tiled flooring.

**Bedroom Two** 14'9" x 9'2" (4.52m x 2.80m )  
A further good sized double bedroom with double glazed window to front elevation, built in over the stairs storage, central heating radiator and fitted carpets.

**Bedroom Three** 8'7" x 10'2" (2.64m x 3.10m )  
A further spacious double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Four** 9'4" x 9'1" (2.86m x 2.79m )  
Fourth good sized double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Family Bathroom** 7'3" x 6'1" (2.21m x 1.86m )  
Well presented family bathroom comprising panelled bath with mains powered shower over, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, inset LED spot lighting, chrome heated towel rail and tiled flooring.

**External**  
Impressive south facing garden to the rear of the property with large paved patio area, manicured lawn, established beds and borders, timber fenced surround, outside sockets and tap all providing a fair degree of privacy throughout with gated side access.

**Garage and Drive**  
Integrated single garage with up and over door to front elevation, power supply and light. The garage is accessed via a private double width drive providing 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).

**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/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

Bathroom  
4'3" x 5'7"  
1.31 x 1.72 m



Floor 1

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

1155.61 ft<sup>2</sup>

107.36 m<sup>2</sup>

(Excludes Garage)

(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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