18 The Poplars
Brandesburton, Driffield, East Yorkshire YO25 8XA
Guide price £210,000

W&P WOOLLEY & PARKS

*** EXTENDED FAMILY HOME IN SUPERB CONDITION - NO ONWARD CHAIN *** 360° VIRTUAL TOUR AVAILABLE ONLINE *** GUIDE PRICE £210,000 TO £220,000 ***

Boasting a two storey extension, and having undergone a programme of cosmetic enhancement, this semi-detached home offers a range of family accommodation that is both well proportioned and presented to a remarkable standard throughout. Briefly comprising entrance hall with cloakroom/WC, spacious living room, dining kitchen with utility and integral access to a garage/store at ground level, with three double bedrooms, en-suite shower room and a house bathroom to the first floor. The front of the property features a paved and brick sett forecourt providing ample vehicle parking space whilst the rear garden is landscaped for ease of maintenance.

The property is situated within a pleasant cul-de-sac location, off the main street running through this ever popular village, enjoying convenient access to local amenities including two public houses, newsagents and convenience store, butchers, Hainsworth Park Golf Club and the Dacre Lakeside leisure park.

Entrance Hall
5'7" x 3'0" (1.70m x 0.91m)

A modern composite entrance door, with double glazed panel detail opens into the hallway, with oak effect laminate floor, radiator and double glazed window to the side.

Guest Cloakroom
5'7" x 2'8" (1.70m x 0.81m)

A cream coloured suite comprises WC and vanity wash hand basin with splash back tiling, radiator and double glazed window.

Lounge
15'7" x 14'4" (4.75m x 4.37m)

A light and spacious reception room with quality laminate flooring, two radiators, TV aerial point, telephone point and double glazed window to the front elevation. Stairs leading off.

Dining Kitchen
14'4" x 8'1" (4.37m x 2.46m)

Smartly fitted with a modern range of base, wall and drawer units in a cream coloured laminate finish, with complimenting wood-block effect laminate tops, stainless steel sink unit and splash back tiling. Integrated electric oven, gas hob with extractor cowl and under-counter fridge. Wall mounted television point, radiator with decorative cover, slate effect floor tiling, two double glazed windows and external door to the rear garden. Under-stair store cupboard off.

Utility Room
6'8" x 6'1" (2.03m x 1.85m)

A very useful addition, forming part of the side extension, this utility space features fitted base and wall units with work surface, stainless steel sink unit and splash back tiling. Below counter space for washing machine and tumble dryer. Chrome towel radiator, tiled floor, double glazed window and external door to the garden, and integral access into the garage/store.

First Floor Landing

With loft access hatch.

Bedroom
10'8" x 8'0" (3.25m x 2.44m)

A double bedroom with radiator, wall mounted television point, telephone point, radiator and double glazed window.

En-Suite
6'0" x 5'6" (1.83m x 1.68m)

A fitted suite comprises a plumbed shower cubicle, wall mounted wash basin with mirror and wall lights over, and WC. Wall tiles, under-floor heating, chrome towel radiator, extractor fan and double glazed window.

Bedroom
13'3" x 8'6" (4.04m x 2.59m)

A generous double bedroom with laminate flooring, radiator, double glazed window, TV and telephone points.

Bedroom

10'3" x 6'10" plus 10'1" x 5'8" (3.12m x 2.08m plus 3.07m x 1.73m)

The third bedroom, with its double glazed window and radiator, has benefited from the extension to the side creating an additional space with a fitted wardrobe with double sliding mirror doors, further double glazed window, TV aerial point and radiator. A drop down ladder gives access to a boarded loft space.

Bathroom
6'10" x 5'6" (2.08m x 1.68m)

An attractively fitted bathroom with a white suite comprising panelled bath with plumbed shower unit above, wall mounted wash basin and WC. Chrome towel radiator, Travertine style wall and floor tiling, under-floor heating, extractor fan, double glazed window and mirror with lighting.

External

In front of the property is a paved and brick sett forecourt providing ample off street parking space for numerous vehicles.

Integral Garage

With a roller door from the front driveway, fitted work bench, electric light and power sockets.

Rear Garden

The rear garden is landscaped for ease of maintenance, featuring attractive paving with gravel borders, decking terrace and fence to boundaries.

Council Tax

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

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).

Measurements:

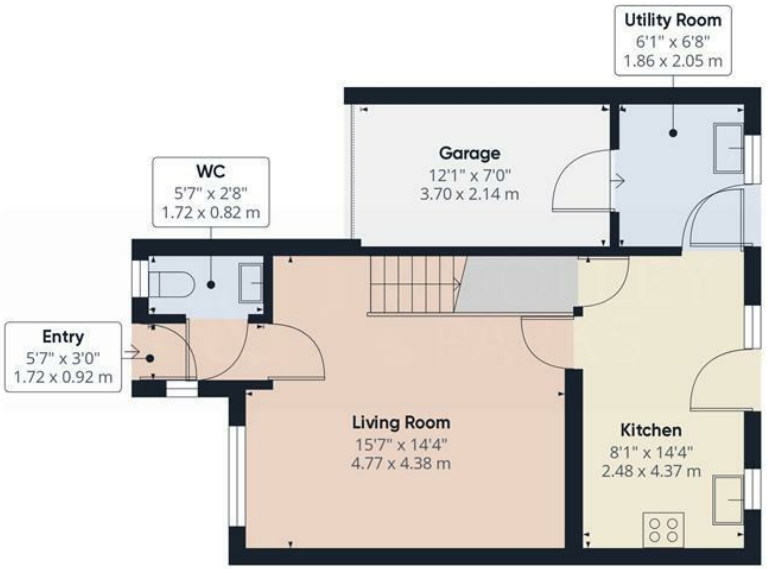
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

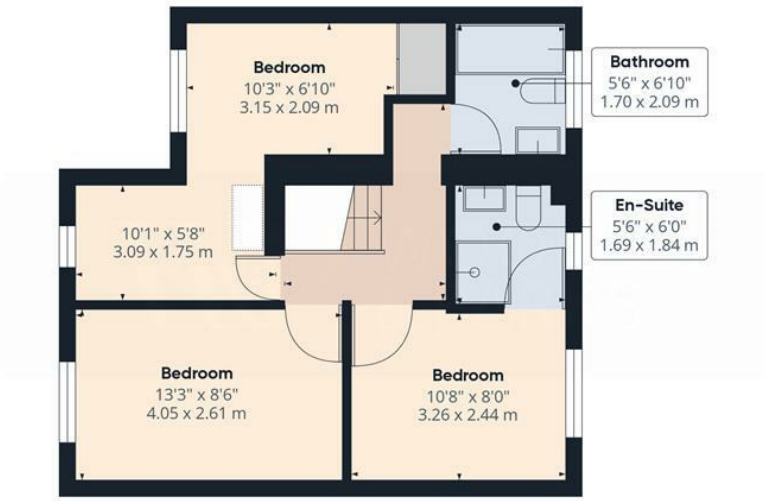
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending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



Ground Floor



Floor 1

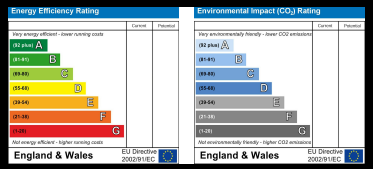
Approximate total area(1)

952.81 ft²

88.52 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.

GIRAFFE360

26 Market Place | Driffield | East Yorkshire | YO25 6AR
Tel: 01377 252095 | Email: Driffield@woolleyparks.co.uk | www.woolleyparks.co.uk