



**2 Verity Way**  
**Driffield, East Yorkshire YO25 5PA**  
**Price £270,000**

**WP** WOOLLEY  
& PARKS

\*\*\*DETACHED FAMILY HOME IN A PRIME LOCATION\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

NO CHAIN. This attractive double fronted property has been beautifully updated and lovingly maintained to provide a stylish and inviting home that would suit any buyer. Each room is modern with a neutral décor throughout. Naturally light with inviting entrance hall, cloakroom/w/c, breakfast kitchen complete with utility area, hugely versatile formal dining room plus generous lounge which boasts superb garden views all to the ground floor with four bedrooms, en-suite shower room and updated family bathroom to the first. Enclosed garden to the rear offering a fair degree of privacy throughout with single brick built detached garage and private drive. Located within a popular estate within the vibrant market town of Driffield set close to local amenities with a wide variety of shops, cafes, restaurants, well regarded schools and transport links to name but a few. Offered to the open market at a price to sell this fantastic detached property is an absolute must see to appreciate the full size and quality on offer.



**Entrance Hall** 12'1" x 4'1" (3.7m x 1.27m)

Inviting entrance hall with composite door to front elevation, turn flight staircase leads to first floor accommodation complete with under stairs storage, laminate flooring laid throughout and central heating radiator.

**Kitchen** 12'1" x 7'5" (3.69m x 2.28m)

Modern open plan breakfast kitchen offering a comprehensive range of wall, base and drawer units in a light beech wood finish with contrasting roll top work surfaces and tiled splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integral appliances with double oven, four ring gas hob and fitted extractor plus ample space and plumbing for further free standing appliances, matching fitted breakfast bar, double glazed window to front elevation, inset spot lighting and tiled effect flooring laid throughout.

**Utility Area** 7'5" x 6'0" (2.28m x 1.83m)

Fitted with a range of matching units, ample space and plumbing for free standing appliances, continued tiled effect flooring, wall mounted gas central heating boiler and external door to rear elevation.

**Cloakroom/W/C** 6'1" x 3'0" (1.87m x 0.93m)

Fitted with a stylish two piece suite comprising low flush w/c and hand wash basin, tiled splash backs, central heating radiator and continued tiled effect laid flooring.

**Dining/Sitting Room** 12'1" x 8'5" (3.70m x 2.58m)

A versatile reception room with double glazed bay window to front elevation, central heating radiator, fitted coving and carpets laid throughout.

**Lounge** 15'6" x 11'10" (4.73m x 3.61m)

Beautifully presented lounge with double glazed window to rear elevation, feature living flame electric fire set in a stylish surround creates a superb focal point to the room with attractive fitted coving, central heating radiator and fitted carpets.

**First Floor Landing**

With loft access, airing cupboard, double glazed window to rear elevation and fitted carpets laid throughout.

**Main Bedroom** 11'10" x 9'3" (3.62m x 2.84m)

Spacious main with double glazed window to rear elevation, attractive fitted wardrobes, central heating radiator and laminate flooring laid throughout.

**En-Suite Shower Room** 8'7" x 4'3" (2.62m x 1.31m)

A partially tiled en-suite comprising single shower unit and mains powered shower over, low flush W/C, pedestal wash basin, double glazed window to side elevation and central heating radiator.

**Bedroom Two** 9'10" x 7'7" plus 5'11" x 6'10" (3.02m x 2.32m plus 1.81m x 2.09m)

With twin double glazed windows to front elevation, central heating radiator and fitted carpets.

**Bedroom Three** 8'5" x 9'0" (2.58m x 2.75m)

A good sized third double bedroom with double glazed window to front elevation, central heating radiator and fitted carpets.

**Bedroom Four** 8'5" x 7'7" (2.58m x 2.33m)

Good sized fourth bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Family Bathroom** 8'6" x 4'6" (2.60m x 1.39m)

Modern updated family bathroom with partially tiled walls, panelled bath complete with mains powered shower over, low flush WC, pedestal wash basin, double glazed window to side elevation and central heating radiator.

**External**

Externally this property benefits from a beautifully presented rear garden providing a fair degree of privacy with has been mostly laid to lawn with patio area, decorative borders and mature shrubbery, timber fenced surround, garden shed, external water supply and gated side access.

**Garage and Drive**

The property benefits from a single detached garage with up and over garage door, power 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).

**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**

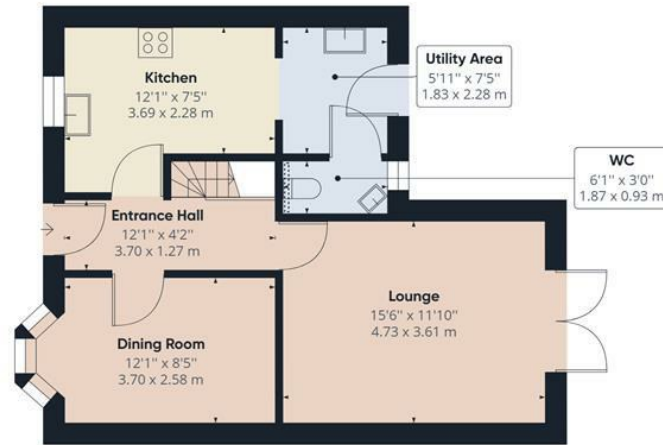
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in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



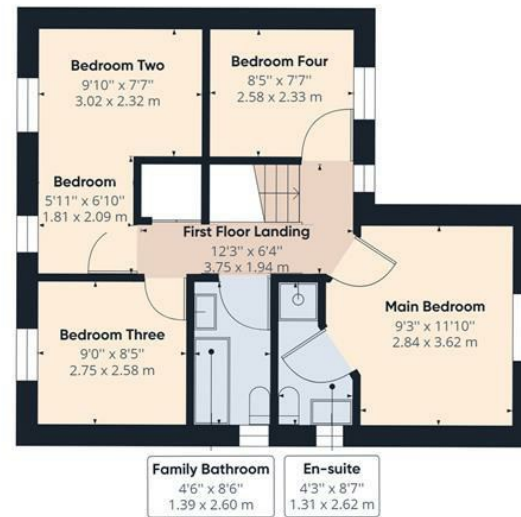


TIME TO  
DRINK  
Champagne  
& DANCE  
ON THE TABLE

DANCING



Ground Floor Building 1



Floor 1 Building 1

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

1034.57 ft<sup>2</sup>  
96.11 m<sup>2</sup>

**Reduced headroom**

0.93 ft<sup>2</sup>  
0.09 m<sup>2</sup>

(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.

**GIRAFFE360**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO <sub>2</sub> emissions	Least
105-120 kWh/m <sup>2</sup> /year (A)		10-15 g/kWh (A)	
81-104 kWh/m <sup>2</sup> /year (B)		16-20 g/kWh (B)	
61-80 kWh/m <sup>2</sup> /year (C)		21-25 g/kWh (C)	
41-60 kWh/m <sup>2</sup> /year (D)		26-30 g/kWh (D)	
21-40 kWh/m <sup>2</sup> /year (E)		31-35 g/kWh (E)	
1-20 kWh/m <sup>2</sup> /year (F)		36-40 g/kWh (F)	
0 kWh/m <sup>2</sup> /year (G)		41-45 g/kWh (G)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC