



**7 Helme Croft**  
**Driffield, East Yorkshire YO25 5BX**  
**Price £385,000**

**WP** WOOLLEY  
& PARKS

\*\*\* AN IMMACULATEDLY PRESENTED 'NEARLY NEW' FAMILY HOME IN AN ENVIABLE CUL-DE-SAC POSITION \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Standing in a peaceful cul-de-sac position, within easy reach of a wide range of amenities, this attractive Detached Family Home is sure to impress! Built as recently as 2022, with the balance of the developers warranty remaining, the property has been finished to a fabulous standard throughout, with a spacious arrangement of accommodation briefly comprising Entrance Hall, Guest Cloakroom, Lounge, Snug/Office, impressive Dining Kitchen and Utility Room to the ground floor, with Four Bedrooms, En-suite Shower Room and House Bathroom to the first floor. Outside, there is driveway parking on approach to the detached single garage, and a delightfully landscaped garden to the rear. ACT QUICKLY TO AVOID MISSING OUT!



### Entrance Hall

14'10" x 6'9" deepens at entrance (4.52m x 2.06m deepens at entrance)

A modern composite entrance door, with double glazed light panel, opens to a bright and welcoming hallway with fitted door matting and carpet, radiator and staircase leading off with useful store cupboard below.

### Guest Cloakroom

7'10" x 3'6" (2.39m x 1.07m)

A most useful convenience features a stylish white suite of WC and wash basin, with splash back tile, radiator, vinyl flooring and a double glazed window.

### Lounge

17'10" x 11'6" (5.44m x 3.51m)

A bright and airy main reception room, enjoying a dual aspect via a double glazed window to the front elevation and double glazed French doors opening to the rear garden. With TV/media points, radiator and fitted carpet.

### Snug/Office

8'8" x 8'7" (2.64m x 2.62m)

A versatile second reception room, ideal as a home office, playroom or snug, with radiator, TV point, fitted carpet and a double glazed window.

### Dining Kitchen

20'3" x 10'3" (6.17m x 3.12m)

A fabulous social space, beautifully appointed with a comprehensive range of base, wall and drawer units in a stylish high gloss laminate finish, with slate effect rolled edge worktops, matching upstands and a stainless steel sink unit. Integrated appliances include an electric double oven and grill, gas hob with extractor hood and glass splash back, fridge freezer and a dishwasher. With oak finish flooring, TV point, two radiators, double glazed window to the rear elevation and French doors opening to the rear garden.

### Utility

5'9" x 4'11" (1.75m x 1.50m)

With fitted base cabinet, worktop and integrated washing machine, wall mounted gas boiler, extractor fan, radiator, oak finish flooring and an external door to the side elevation.

### First Floor Landing

A bright and airy landing with radiator, fitted carpet, built-in storage cupboard and a double glazed window.

### Bedroom One

15'3" x 10'5" (4.65m x 3.18m)

A generous double room features radiator, TV/telephone points, fitted carpet and a double glazed window to the rear elevation.

### En-Suite

8'1" x 5'8" (2.46m x 1.73m)

A smartly appointed facility provides a stylish white suite comprising attractively tiled shower enclosure, pedestal wash basin and WC, with chrome towel radiator, electric shaver/toothbrush charge point, extractor fan, slate tile effect flooring and a double glazed window.

### Bedroom Two

12'4" x 9'11" (3.76m x 3.02m)

Also a generous double room, with radiator, fitted carpet and a double glazed window to the front elevation.

### Bedroom Three

10'5" x 9'11" (3.18m x 3.02m)

Another good double room with, radiator, loft hatch, fitted carpet and a double glazed window to the rear elevation.

### Bedroom Four

8'5" x 7'1" (2.57m x 2.16m)

A comfortable single room with radiator, fitted carpet and a double glazed window.

### Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Stylishly presented with a modern white suite comprising panelled bath with shower over and glass side screen, pedestal wash basin and WC, with attractive wall tiling, chrome towel radiator, extractor fan, slate tile effect flooring and a double glazed window.

### External

The property occupies a corner position with attractive planting to the front and neatly maintained lawn borders. The driveway provides ample space for two vehicles on approach to the garage.

### Garage

A detached brick and tile single garage with up and over door from the driveway, electric lighting and power sockets.

### Rear Garden

A lovely, private garden space is set within a walled

and fenced perimeter, with gated access from the driveway. Attractive landscaping provides separate patio terrace spaces, with an expanse of lawn, gravel borders and planted shrubbery.

### 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 - E.

### 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:

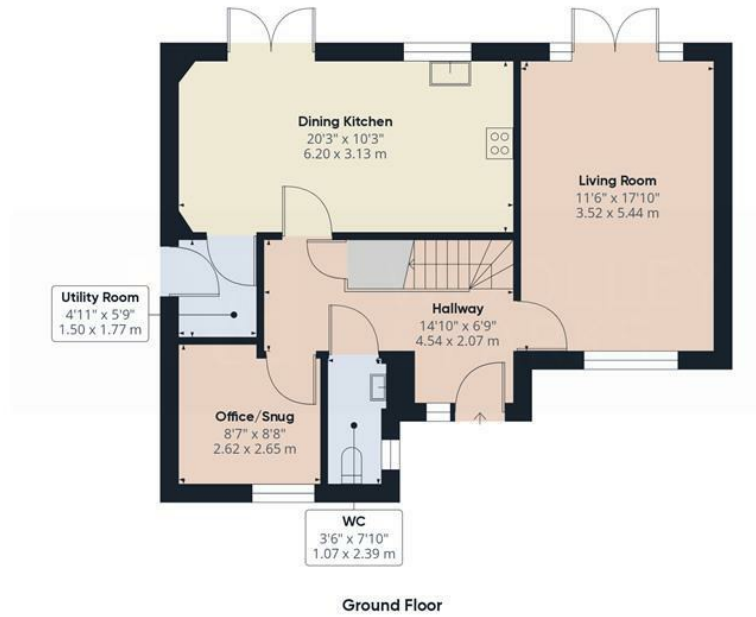
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### Draft Details:

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<sup>(1)</sup>

1299.88 ft<sup>2</sup>  
120.76 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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