Silver Birch Cottage Ganton Road
Foxholes, Driffield, East Yorkshire YO25 3QH
£295,000

W&P WOOLLEY & PARKS

*** AN EXQUISITE NEW BUILD WITHIN A COURTYARD REDEVELOPMENT BY ORBIT HOMES *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

'Silver Birch Cottage' is a brand new build, standing at the entrance to an exclusive redevelopment of agricultural buildings formerly belonging to Manor Farm, off Ganton Road in the rural Wolds village of Foxholes. Extending to approximately 930 SQFT, this detached home is finished to a fabulously high standard throughout, with a range of accommodation briefly comprising Entrance Hall with built-in storage, Shower Room, Study and a wonderful open plan Living Room with Kitchen to the ground floor, whilst upstairs there are two double Bedrooms, En-Suite Bathroom and House Bathroom. Bi-fold doors open from the Living Area onto a private patio terrace, with allocated parking within the communal courtyard.

Entrance Hall 9'7" x 4'5" (2.92m x 1.35m)
A modern composite entrance door opens from the side elevation into a welcoming hallway, with oak effect flooring, oak internal doors leading off and the staircase rising to the first floor with double glazed window over. There is built-in storage below the staircase, and a further walk-in store cupboard housing the hot water cylinder.

Shower Room 5'11" x 5'1" (1.80m x 1.55m)
A very smartly appointed facility provides a white suite comprising corner shower cubicle, vanity wash basin with cabinet below, and the WC. With attractive wall tiling, chrome towel radiator, extractor fan, oak effect flooring and a double glazed window.

Living Kitchen 18'8" x 15'1" (5.69m x 4.60m)
Double doors from the hallway open into this bright and airy reception room, with a quality fitted kitchen to one side and bi-fold doors opening to the rear patio terrace. The kitchen features a comprehensive fitment of base, wall and drawer units in a Shaker finish, with attractive hardwood worktops, matching upstands and a composite sink unit. Integrated appliances include an electric oven, electric hob with stainless steel extractor hood above, fridge freezer, dishwasher and washing machine. Oak finish flooring extends throughout.

Study 9'8" x 5'3" (2.95m x 1.60m)
With oak finish flooring and a double glazed window.

First Floor Landing
With radiator, fitted carpet and a built-in storage cupboard.

Main Bedroom 12'10" x 11'7" (3.91m x 3.53m)
A generously proportioned double room with a walk-in wardrobe space, two radiators, fitted carpet and double glazed doors to a Juliet balcony.

En-Suite Bathroom 6'8" x 5'5" (2.03m x 1.65m)
Smartly appointed with a white suite comprising panelled bath with hand-held shower attachment, vanity wash basin with cabinet, and the WC. With attractive floor and wall tiling to half-height, chrome towel radiator, extractor fan and Velux roof light.

Bedroom Two 13'3" x 9'7" (4.04m x 2.92m)
Also a generous double room, with radiator, fitted carpet and a Velux roof light.

House Bathroom 9'6" x 5'5" (2.90m x 1.65m)
Smartly appointed with a white suite comprising panelled bath with hand-held shower attachment, vanity wash basin with cabinet, and the WC. With attractive floor and wall tiling to half-height, chrome towel radiator, additional radiator, extractor fan and Velux roof light.

External
The property stands at the entrance to the courtyard, which provides a gravelled parking area which serves the four properties. A private patio terrace provides a lovely outside space.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax
Council Tax is payable to North Yorkshire Council, with the property understood to be rated in Tax Band - TBC.

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.

W&P
WOOLLEY
& PARKS

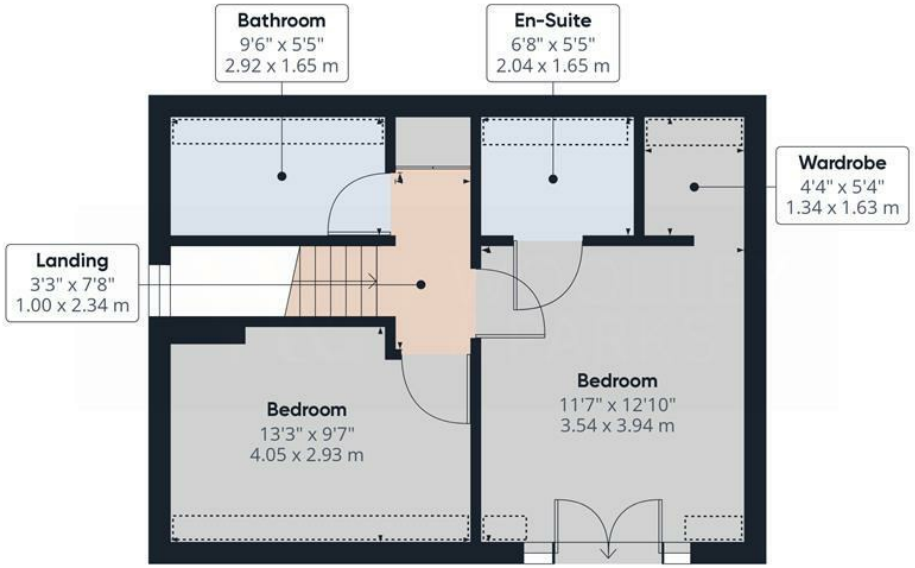
W&P
WOOLLEY
& PARKS

W&P
WOOLLEY
& PARKS

W&P
WOOLLEY
& PARKS

W&P
WOOLLEY
& PARKS

Ground Floor



Floor 1

Approximate total area(1)

893.58 ft²

83.02 m²

Reduced headroom

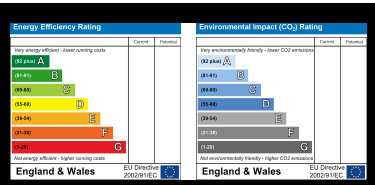
38.38 ft²

3.57 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.

GIRAFFE360

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