



10 Randall Garth
Drifffield, East Yorkshire YO25 5PE
£299,950


WILLOWGREEN
ESTATE AGENTS

SPACIOUS FAMILY HOME.... DON'T MISS OUT....10 Randall Garth is a beautiful and deceptively spacious detached four bedroom home which sits proudly on a corner plot in the Persimmon estate in the wonderful town of Drifffield. It is in close proximity to a children's play park, railway station and the town center. This home is a perfect fit for families or for those wanting to expand.

The property briefly comprises of: a sizeable entrance hall, lounge, guest cloakroom, study, kitchen/dining room, separate dining room, utility and conservatory to the ground floor. The landing with a built-in storage cupboard leads to the master bedroom with ensuite shower room and dressing room/study, three further bedrooms and house bathroom. Enclosed rear garden with pergola and patio area and detached garage with driveway.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Drifffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Drifffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating C



ENTRANCE HALL
UPVC door to the side aspect, radiator, large open space with power and lighting, stairs to first floor landing.

DOWNSTAIRS TOILET
UPVC window to rear aspect, tiled floor, radiator, low flush w/c, wash hand basin without pedestal, and part tiled walls.

LOUNGE 20'2" x 11'4" (6.16 x 3.46)
UPVC bay window to front aspect, coving and textured ceiling, radiator, feature stone fire surround with gas fire, power points, tv point and UPVC doors leading to conservatory.

KITCHEN/DINER 13'6" x 10'10" (4.13 x 3.31)
UPVC window to side aspect, tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, electric oven, gas hob and space for fridge/freezer.

DINING ROOM 13'3" x 10'9" (4.06 x 3.30)
UPVC window into conservatory, coving and textured ceiling and power points

UTILITY ROOM 8'5" x 5'9" (2.58 x 1.76)
UPVC window and door to the rear aspect, space for washing machine and tumble dryer, sink and drainer unit, tiled floor and power points.

FIRST FLOOR LANDING
UPVC arched window to front aspect, radiator and airing cupboard.

CONSERVATORY
UPVC window to the rear aspect, lantern style ceiling, tiled floor, power and lighting

GARDEN
Enclosed garden mainly laid to lawn with plant and shrub borders, wisteria covered pergola.

BEDROOM ONE 11'11" x 11'8" (3.65 x 3.57)
UPVC window to front aspect, with sizeable area with potential for a dressing room or study with window to rear, radiator and power points.

EN-SUITE TO BEDROOM 1
UPVC window to rear aspect, tiled floor, fully tiled shower cubicle with electric shower.

BEDROOM TWO 11'5" x 10'8" (3.48 x 3.26)
UPVC window to rear aspect, fitted wardrobes and power points.

BEDROOM THREE 12'3" x 8'7" (3.74 x 2.63)
UPVC window to front aspect, radiator and power points .

BEDROOM FOUR 11'4" x 6'11" (3.46 x 2.12)
UPVC window to front aspect and power points.

FAMILY BATHROOM
UPVC opaque window to rear aspect, panel enclosed bath with mixer taps, electric shower above, low flush wc, wash hand basin with pedestal, part tiled walls and extractor fan.

GARAGE 16'7" x 8'11" (5.07 x 2.73)
Single detached garage with manual roller shutter doors, power and lighting.

SERVICES
Mains gas, water and electric

EPC C

COUNCIL TAX BAND E

PARKING
Parking on shared drive with neighbouring property.





WG

10 Randall Garth YO25

Approximate Gross Internal Floor Area = 148.4 sq m / 1598 sq ft
 Garage Area = 13.8 sq m / 149 sq ft
 Total Area = 162.3 sq m / 1747 sq ft

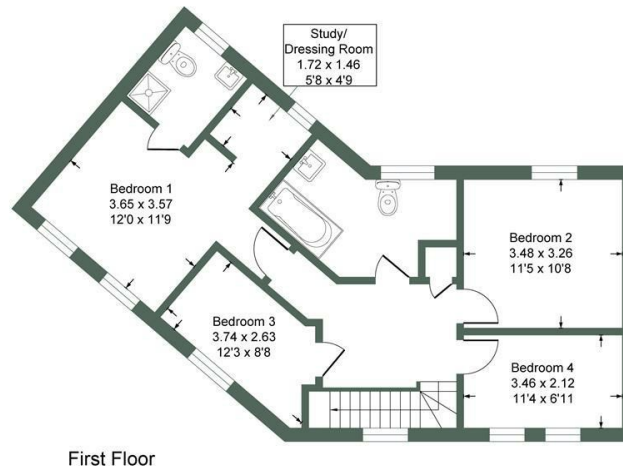
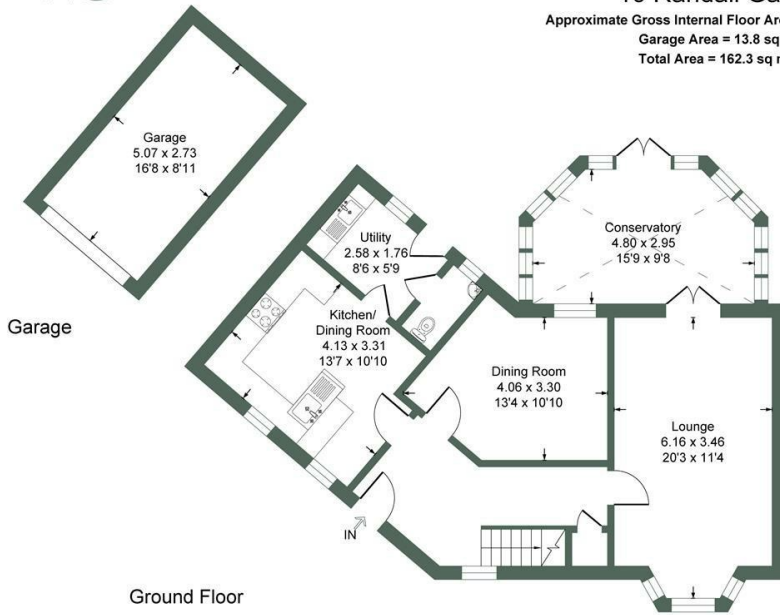
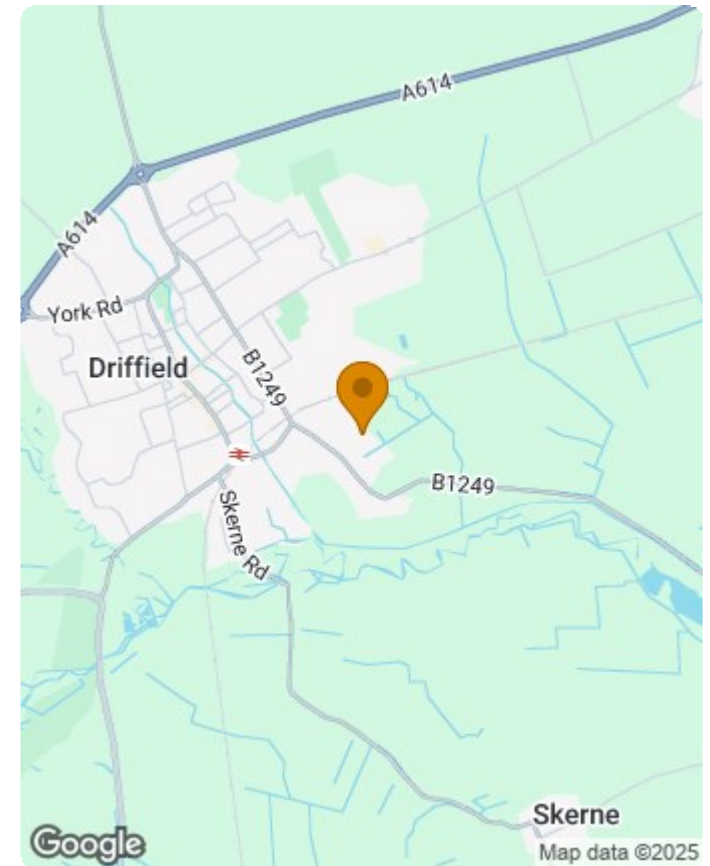


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Drifffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Drifffield, YO25 6TN | Company number: 12857633