



**Offers In The Region Of £240,000**      **2 Woodland Rise, Driffield, YO25 5JB**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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**THE ACCOMMODATION COMPRISES:  
ENTRANCE PORCH- 3'11 (1.21m) x 3'8 (1.12m)**

Door to the front aspect, fitted carpets, radiator and power points.

**LOUNGE- 16'3 (4.97m) x 10'5 (3.18m)**

Fantastic, cosy, family space with window to the front aspect, feature wall mounted electric fireplace, fitted carpets, radiator, TV point and power points.

**HALLWAY- 6'1 (1.87m) x 4'1 (1.26m)**

Stairs leading to the first floor landing, dado rail, fitted carpets, radiator and power points.

**CLOAKROOM- 3'1 (0.96m) x 4'10 (1.48m)**

Low flush WC, wall mounted sink with tiled splash back, laminated flooring, radiator and extractor fan.

**KITCHEN/DINING ROOM- 7'8 (2.36m) x 18'11 (5.78m)**

Open plan kitchen/diner with French doors to the rear aspect, window to the rear aspect, cupboard housing the gas boiler, a range of wall and base units, tiled splash back, one and a half sink with drainer unit, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, laminated flooring, radiator and power points.

**CONSERVATORY- 8'0 (2.44m) x 11'0 (3.36m)**

French doors to the rear aspect, windows to all three sides, laminated flooring and power points.

**FIRST FLOOR LANDING**

Built in storage cupboard, dado rail, fitted carpets and power points. There is also access to the loft.

**BEDROOM ONE- 9'8 (2.96m) x 13'11 (4.25m)**

Naturally light and spacious primary bedroom with double windows to the front aspect, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 7'1 (2.18m) x 4'9 (1.45m)**

Opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled shower cubicle, laminated flooring, radiator and extractor fan.

**BEDROOM TWO- 18'9 (3.45m) x 8'9 (2.69m)**

Double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 8'0 (2.46m) x 9'10 (3.02m)**

Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

**FAMILY BATHROOM- 5'7 (1.72m) x 8'8 (2.66m)**

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with shower attachment, laminated flooring, radiator and extractor fan.

**GARDEN**

Stunning North-East facing garden which has been immaculately maintained. It is mainly laid with lawn, patio area to the immediate rear, planted shrub and flower borders, raised beds, garden shed, timber fencing ensuring the garden is fully secured and gated side access.

**INTEGRAL GARAGE- 15'11 (4.86m) x 8'1 (2.47m)**

Roller door, built in storage space, power and lighting.

**PARKING**

Off street parking for three cars.

# 2 Woodland Rise, Driffeld, YO25 5JB

**DESCRIPTION**

Brought to the market in pristine condition, 2 Woodland Rise is a well appointed detached family home. Having been lovingly maintained over the years by it's current owner to create a warm and cosy feeling, this bright and spacious home offers well proportioned rooms both downstairs and upstairs. Benefitting from a fabulous conservatory which over looks the garden, this is a truly exceptional home. The property briefly comprises- entrance porch, lounge, hallway, cloakroom, kitchen/dining room, conservatory, first floor landing with primary bedroom and en-suite, two additional double bedrooms, family bathroom, rear garden, integral garage and off street parking.

**LOCATION**

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

