

Hallway

11'4" x 3'10" 3.46 x 1.19 m

En-Suite

Bathroom

5'9" x 6'10" 1.76 x 2.10 m

**Bedroom Two** 

9'5" x 9'0' 2.89 x 2.76 m

1-20







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

TENURE

Dee Atkinson & Harrison

381.16 ft<sup>2</sup> 35.41 m<sup>2</sup>

Bedroom Three 10'5" x 7'0"

3.19 x 2.15 m

Bedroom One

14'6" x 9'0"

4.43 x 2.77 m

Details on request from the agent.

#### **COUNCIL TAX**

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

#### VIEWING

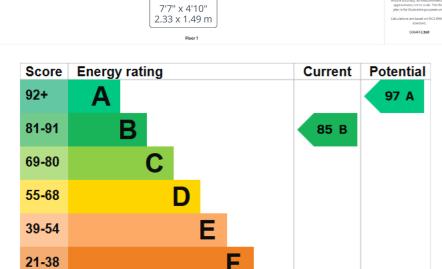
Strictly by appointment with the sole agents on 01377 241919.

#### **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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Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.



# 423.01 ft<sup>2</sup> 39.3 m<sup>2</sup>

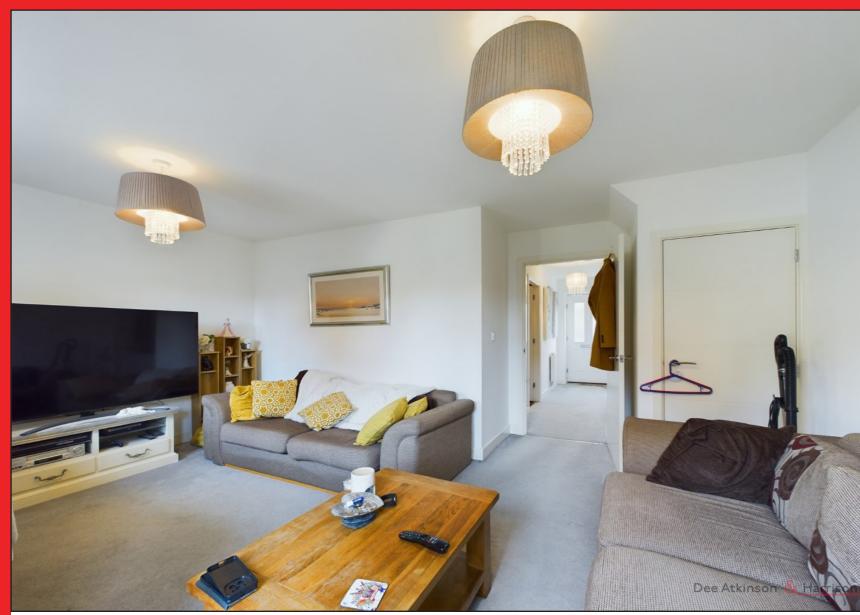




### 22 Woodmansey Garth, Driffield, YO25 5GF



# Dee Atkinson & Harrison



## 22 Woodmansey Garth, Driffield, YO25 5GF

#### DESCRIPTION

\*Shared Ownership\* 22 Woodmansey Garth is a well presented three bedroom mid terrace property. This would make a fabulous starter home for any potential buyer looking to get on the property ladder and buy their first home. Brought to the market as a shared ownership property to own 39% with the other 61% owned by Heylo Housing.

The property briefly comprises:- entrance hall, cloakroom, kitchen/diner, lounge, first floor landing with primary bedroom and en-suite, two bedrooms, bathroom, garden and allocated parking.

#### LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

#### THE ACCOMMODATION COMPRISES: comprising:- low flush WC, sink with pedestal, ENTRANCE HALL- 12'7 (3.85m) x 4'1 (1.26m) fully tiled shower cubicle, laminated flooring, radiator and extractor fan.

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

#### CLOAKROOM- 5'7 (1.72m) x 2'10 (0.89m)

Opague window to the front aspect, tiled splash back, sink with pedestal, low flush WC, wood effect laminated flooring, radiator and extractor fan.

#### KITCHEN/DINING AREA- 15'7 (4.76m) x 9'2 BATHROOM- 5'9 (1.76m) x 6'10 (2.10m) (2.82m)

Window to the front aspect, cupboard housing Opague window to the rear aspect, partially tiled the gas boiler, a range of wall and base units, walls, three piece bathroom suite comprising:one and a half sink with drainer unit, space for low flush WC, sink with drainer unit and tiled fridge/freezer, plumbing for washing machine, splash back, panelled bath with separate shower electric oven, gas hob with splash back, extractor attachment, laminated flooring, radiator and hood, wood effect laminated flooring, radiator extractor fan. and power points.

#### LOUNGE- 10'5 (3.19m) x 16'3 (4.96m)

South-west facing garden which is mainly laid to lawn, patio area to the immediate rear, timber French doors and window to the rear aspect, understairs cupboard, fitted caprets, radiator, fencing ensuring it's fully secure with gated rear TV point and power points. access.

FIRST FLOOR LANDING- 11'4 (3.46m) x 3'10 (1.19m)

Fitted carpets, radiator and power points.

#### BEDROOM ONE- 14'6 (4.43m) x 9'0 (2.77m)

The price of the property is for 39% shared ownership. The remaining 61% is owned by Heylo Housing for which a monthly rent of £327.92. There is also a lease management fee of £25.61 and buildings insurance annually at £92.28. There are 125 years left on the lease which started on 30/04/2021. Please ask the agent for more details.

Double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points. EN-SUITE- 7'7 (2.33m) x 4'10 (1.49m) Tiled splash back, three piece bathroom suite



#### BEDROOM TWO- 9'5 (2.89m) x 9'0 (2.76m)

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

#### BEDROOM THREE- 10'5 (3.19m) x 7'0 (2.15m)

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

#### GARDEN

#### PARKING

Allocated off street parking.

#### SHARED OWNERSHIP