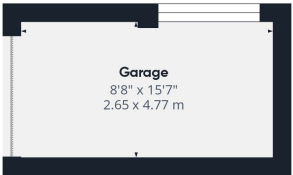


Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
782 ft<sup>2</sup>  
72.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Asking Price  
£230,000

25 Woodland Rise,  
Drifffield, YO25 5JD



**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.



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





# 25 Woodland Rise, Driffield, YO25 5JD

## DESCRIPTION

Brought to the market with no onward chain, 25 Woodland Rise is a fully refurbished and modern two/three bedroom detached bungalow. The current vendors have upgraded it throughout to create a move in ready blank canvas for the next owner. This superb property offers well proportioned accommodation throughout and is located in a quiet cul-de-sac.

The property briefly comprises:- entrance hall, lounge, study/bedroom three, kitchen, two bedrooms, bathroom, rear garden, detached single garage and off street 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:-

**ENTRANCE HALL- 12'11 (3.94m) x 2'10 (0.88m)**

Separate entrance hall with window to the side aspect, exposed floorboards, radiator and power points.

**LOUNGE- 10'4 (3.17m) x 18'10 (5.76m)**

Bright and light living area boasting a large window to the front aspect, coving, gas fireplace with marble hearth and mantle piece, exposed floorboards, radiator, TV point and power points.

**STUDY/BEDROOM THREE- 8'6 (2.61m) x 7'9 (2.36m)**

Versatile reception room with window to the front aspect, exposed floorboards, radiator and power points.

**KITCHEN- 8'6 (2.60m) x 10'11 (3.33m)**

Door and window to the side aspect, a range of wall and base units with wood effect worktops, sink with drainer unit, space for white goods, plumbing for washing machine, electric oven, gas hob, extractor hood, exposed floorboards, radiator and power points.

**BEDROOM ONE- 9'11 (3.03m) x 11'9 (3.60m)**

Window to the rear aspect, exposed floorboards, radiator and power points.

**BEDROOM TWO- 8'11 (2.73m) x 8'11 (2.72m)**

Window to the rear aspect, exposed floorboards, radiator and power points.

**BATHROOM- 6'0 (1.83m) x 5'6 (1.68m)**

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with sliding door, tiled flooring, heated towel rail and extractor fan.

## GARDEN

South facing garden which is easily maintainable with patio area to the immediate rear, pebbled area, pond, planted hedging and shrubs with gated side access.

**GARAGE- 8'8 (2.65m) x 15'7 (4.77m)**

Up and over door, window to the side aspect, power and lighting.

## PARKING

Off street parking for two cars.

