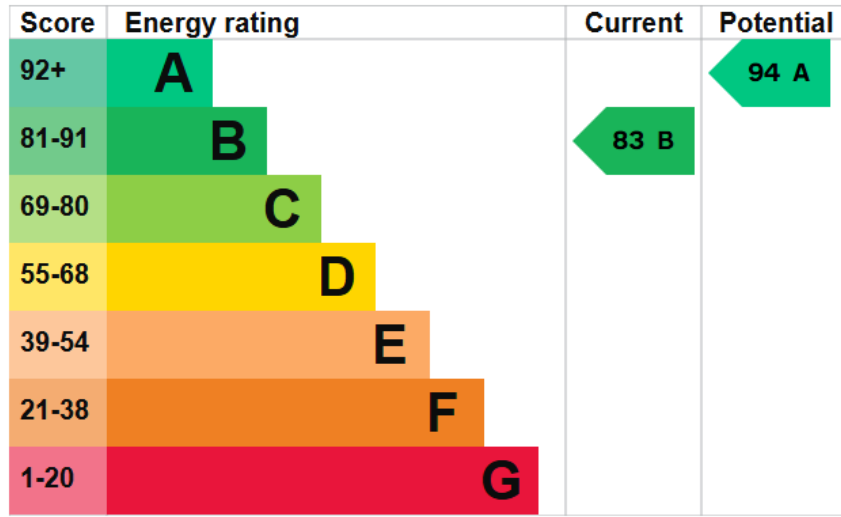
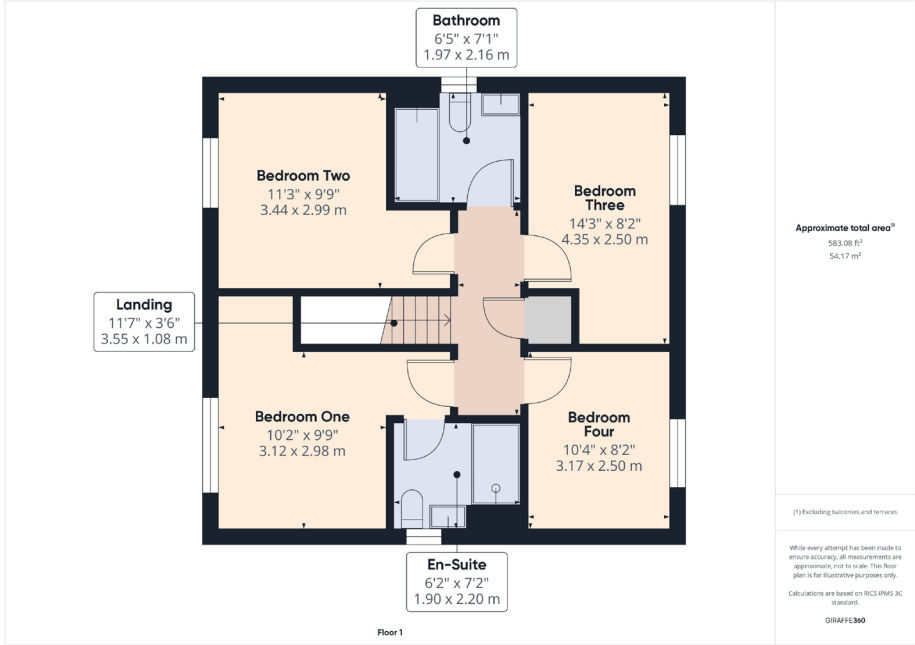
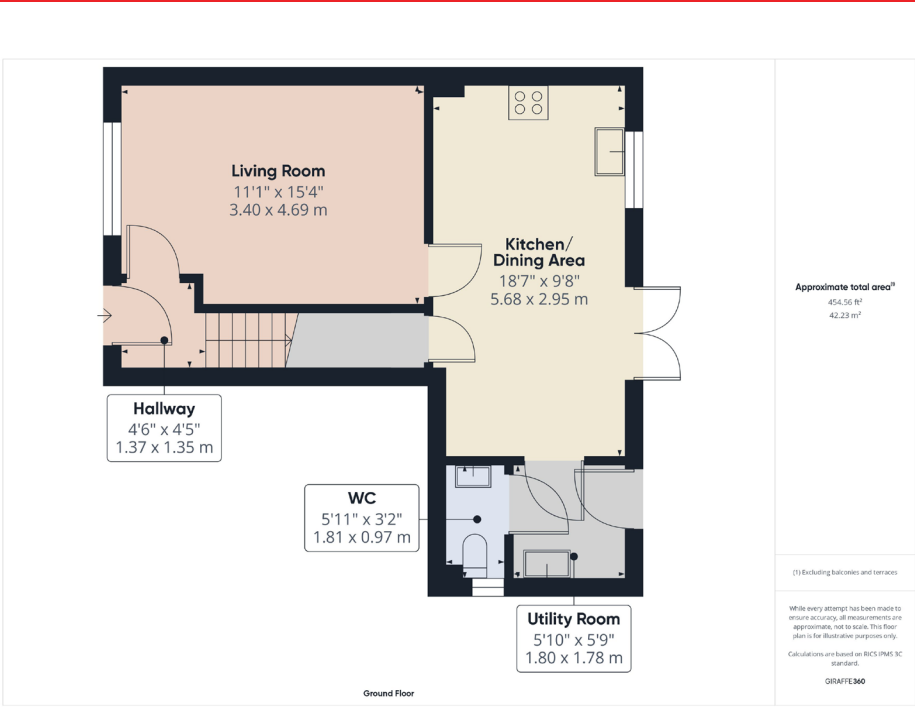




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'D'.

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.



Asking Price
£297,000

4 Woodmansey Garth,
Drifffield, YO25 5GF



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Dee Atkinson & Harrison



4 Woodmansey Garth, Drifffield, YO25 5GF

DESCRIPTION

A perfect opportunity to purchase a move in ready home, 4 Woodmansey Garth has been kept in immaculate condition by the current owners and offers a blank canvas to personalise and make it your own. Having been built in 2022, the property makes up part of a new development built by Linden Homes located just a short distance from the local town centre. We highly recommend viewings to fully appreciate what the property has to offer.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, utility room, WC, first floor landing, primary bedroom with en-suite, three additional double bedrooms, family bathroom, rear garden, integral garage and off street parking.

LOCATION

Drifffield 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- 4'6 (1.37m) x 4'5 (1.35m)

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

LOUNGE- 11'1 (3.40m) x 15'4 (4.69m)

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

KITCHEN/DINING ROOM- 18'7 (5.68m) x 9'8 (2.95m)

French doors and window to the rear aspect, understairs storage cupboard, a range of sleek and modern wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, double electric oven with gas hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 5'10 (1.80m) x 5'9 (1.78m)

Door to the rear aspect, wall mounted gas boiler, base units with worktop, inset sink, plumbing for washing machine, laminated flooring, radiator and power points.

WC- 5'11 (1.81m) x 3'2 (0.97m)

Opaque window to the side aspect, tiled splash back, low flush WC, sink with pedestal and mixer tap, laminated flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 11'7 (3.55m) x 3'6 (1.08m)

Built in cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'2 (3.12m) x 9'9 (2.98m)

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

EN-SUITE- 6'2 (1.90m) x 7'2 (2.20m)

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

BEDROOM TWO- 11'3 (3.44m) x 9'9 (2.99m)

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

BEDROOM THREE- 14'3 (4.35m) x 8'2 (2.50m)

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

BEDROOM FOUR- 10'4 (3.17m) x 8'2 (2.50m)

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

BATHROOM- 6'5 (1.97m) x 7'1 (2.16m)

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

GARDEN

North West facing garden which is mainly laid with lawn, slate chippings to the immediate rear, planted flowers and shrubs, timber fencing and gate dside access.

GARAGE

Up and over door, power and lighting.

PARKING

Off street parking for two cars.