



1 Montgomery Square
Driffield, East Yorkshire YO25 9EX
Price £495,000

W&P WOOLLEY
& PARKS

*** A QUITE SUPERB DETACHED FAMILY HOME ON A GENEROUS GARDEN PLOT - RECENTLY REFURBISHED AND OFFERING TREMENDOUS POTENTIAL FOR FURTHER DEVELOPMENT *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This imposing detached family house stands within large private gardens on this immensely popular square of former officers houses, commissioned by the Ministry of Defence in the 1930's, on the outskirts of Driffield. Having been cosmetically enhanced by the current owner since purchase, the property is presented to a wonderful standard throughout, with the added benefit of APPROVED PLANNING PERMISSION for a single storey extension to the rear. A generously proportioned layout of accommodation briefly comprises Entrance Hall, Guest WC, Lounge, Snug/Office, Dining Kitchen, Utility Room and sizeable Conservatory to the ground floor, with four double Bedrooms, Bathroom and Shower Room to the first floor. Outside, the property offers driveway parking and a detached garage, with attractive gardens extending to the rear and side. Additionally, the property owns a significant portion of the open greenspace at the centre of the Square.

A truly FABULOUS home that simply MUST BE VIEWED to be fully appreciated!



Entrance Lobby 6'3" x 3'0" (1.91m x 0.91m)
A modern composite entrance door, with double glazed panel detail, opens to a lobby space with quarry tiled flooring, fitted shelving, cloaks hanging and seating.

Hallway 15'11" x 6'4" (4.85m x 1.93m)
A generous hallway features ceiling coving, picture rail and oak effect herringbone flooring, with radiator, media points, staircase rising to the first floor and oak internal doors leading off.

Guest WC 5'1" x 2'8" (1.55m x 0.81m)
A most useful convenience with a white suite of WC and vanity hand basin, with cabinet below and splash back tiling, towel radiator, floor tiles and a double glazed window.

Lounge 16'3" x 11'11" plus bay (4.95m x 3.63m plus bay)
A generous main reception room features a walk-in bay to the front elevation, with three individual double glazed windows, each with fitted shutters, and a further double glazed window to the rear elevation. With ceiling coving, picture rail, fitted carpet, TV/media points and a traditional style column radiator. A freestanding bio-ethanol stove stands within a tiled fireplace, with painted mantelpiece surround, creating an appealing focal point.

Snug/Office 14'2" x 11'8" (4.32m x 3.56m)
A versatile second reception room, presently utilised as a home office, features quality oak finish flooring, radiator, picture rail and twin double glazed windows to the front elevation, each with fitted shutters.

Dining Kitchen 18'7" x 11'10" (5.66m x 3.61m)
A generously proportioned Kitchen with ample space for social dining, featuring a comprehensive fitment of base, wall and drawer units in a pale grey Shaker style with beautiful granite work tops, inset stainless steel sink unit and splash back tiling. Integrated appliances include an electric double oven/grill, gas hob with ceiling-fitted extractor hood, and a dishwasher. With ceiling coving, vertical column radiator, attractive oak finish flooring, double glazed windows to the side and rear elevations, and glazed panel double doors opening to the Conservatory.

Utility Room 11'10" x 6'10" (3.61m x 2.08m)
A most useful space featuring fitted worktop and plumbing for freestanding washing machine, with built-in storage and boiler cupboard, and an external door to the side elevation.

Conservatory 23'6" x 13'7" max (7.16m x 4.14m max)
A large extension of the living space, with double glazed floor to ceiling windows offering panoramic views over the gardens, doors leading out at either side and glazed roof panels. With laminate flooring and three radiators.

Note: The approved planning permission is for a single storey

extension to replace the existing conservatory. During the cosmetic enhancement of the property, the current owner had the foresight to purchase enough flooring for the proposed extension, to ensure that it would match that of the Kitchen. This surplus flooring would be included in the sale.

First Floor Landing
A bright and airy landing with ceiling coving, picture rail, fitted carpet, radiator and double glazed windows to both rear and side elevations.

Bedroom One 16'0" x 11'9" plus bay (4.88m x 3.58m plus bay)
A luxuriously proportioned double room features a walk-in bay to the front elevation, with three individual double glazed windows, each with fitted shutters, and a further double glazed window to the rear elevation. With a bank of fitted wardrobes, TV point, radiator and fitted carpet.

Bedroom Two 14'4" x 11'9" (4.37m x 3.58m)
Another excellent double room with built-in double wardrobe, ceiling coving, picture rail, radiator, fitted carpet and twin double glazed windows to the front elevation.

Bathroom 7'7" x 6'2" (2.31m x 1.88m)
A smartly appointed facility features a modern white suite of panelled bath, with shower over and glass side screen, and a vanity wash basin with drawers below. With attractive marble effect wall and floor tiling, towel radiator, extractor fan, backlit vanity mirror and a double glazed window.

Bedroom Three 11'9" x 9'5" (3.58m x 2.87m)
A double room with built-in double wardrobe, picture rail, radiator, fitted carpet and a double glazed window to the side elevation.

Bedroom Four 11'9" x 8'1" (3.58m x 2.46m)
Also a double room enjoying a dual aspect via double glazed windows to the side and rear elevations, with built-in wardrobe recess, radiator and fitted carpet.

Shower Room 7'1" x 6'10" (2.16m x 2.08m)
Styled to match the Bathroom, delightfully appointed with a white suite comprising tiled shower enclosure, vanity wash basin with drawers below, and the WC. With backlit vanity mirror, shaver point, towel radiator, floor tiling, extractor fan and a double glazed window.

External
Boasting a wealth of 'kerb-appeal', the property features an open lawned frontage with planted shrub and topiary borders, pathway approach to the front door and gated access into the rear gardens. A pull-in driveway gives access to the garage, with pavers alongside providing additional off-street parking.

In addition to the private gardens, the property also owns a significant portion of the open green space to the front.

Detached Garage 16'11" x 8'11" (5.16m x 2.72m)
A brick and tile constructed garage with up and over door from the driveway, personnel door from the garden, electric lighting and power sockets.

Gardens
The property stands in wonderfully private and generously sized gardens which extend to the rear and side, offering a large expanse of lawn with an array of planted shrubbery and perennials. There is a wood chipped play space for young children, paved patio terrace and a further utility space behind the garage with retained planting beds. Store shed included - ride on lawn mower available by negotiation.

Tenure
The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

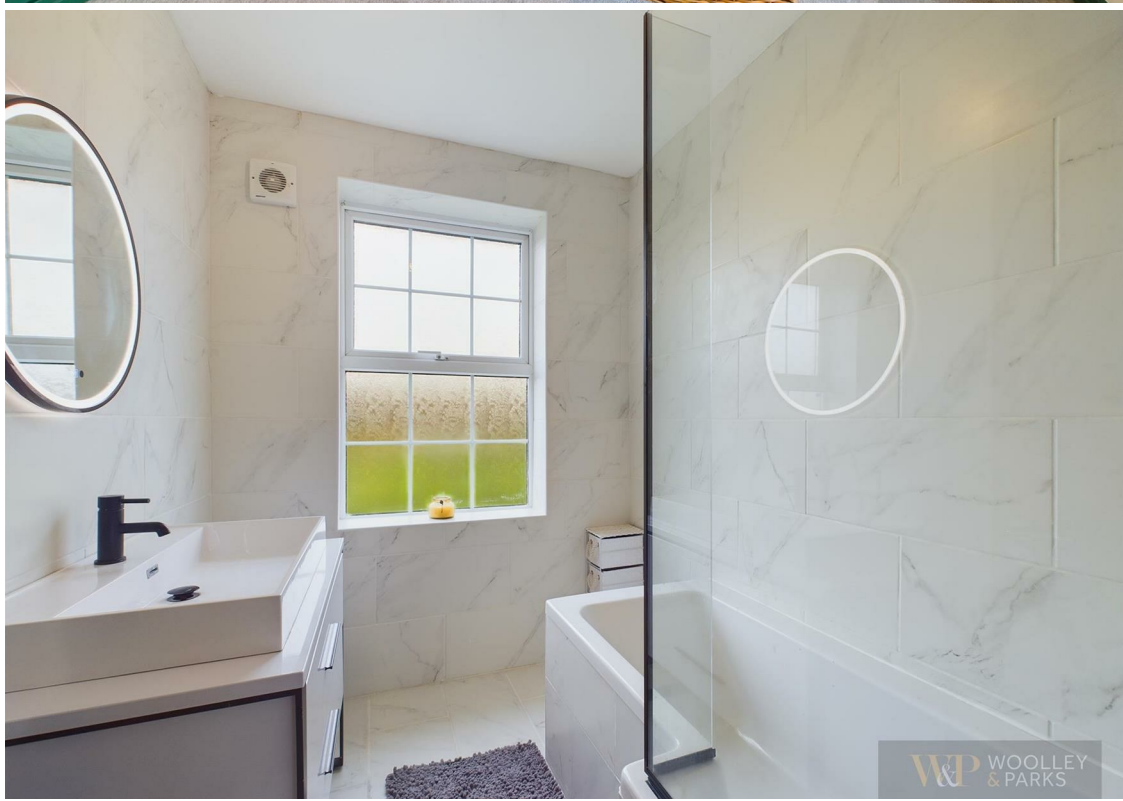
Council Tax
Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

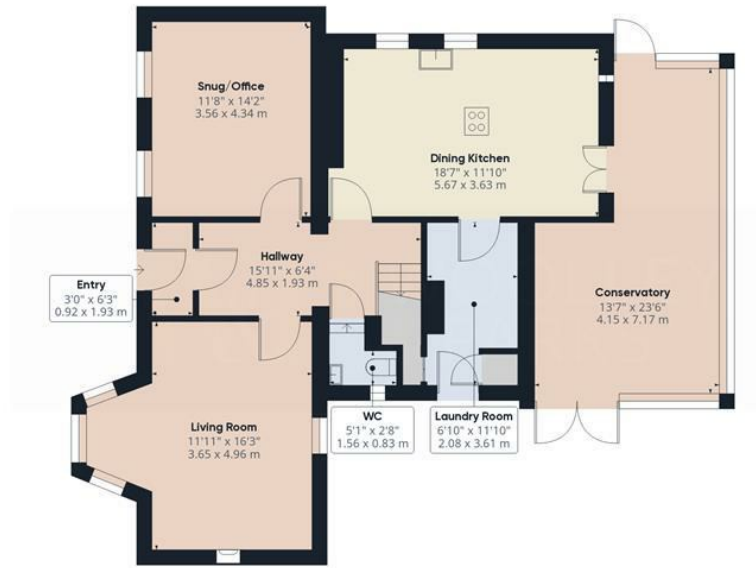
Measurements:
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1952.45 ft²

181.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
 A B C D E F G	81	 A B C D E F G	81
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	