



13 Ellacott Garth
Driffield, East Yorkshire YO25 5FZ
Price £212,000

WP WOOLLEY
& PARKS

*** AN IMMACULATELY PRESENTED 'NEARLY NEW' SEMI DETACHED HOME IN A POPULAR LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Situated in a pleasant cul-de-sac position, forming part of this recent development by Barratt Homes, this attractive semi-detached property was built as recently as 2022, with the balance of the NHBC warranty remaining. The property offers a beautifully presented arrangement of accommodation, briefly comprising Entrance Hall, Guest Cloakroom, Lounge and Dining Kitchen to the ground floor, with Three Bedrooms, En-Suite Shower Room and House Bathroom to the first floor. Outside, there is allocated parking for two cars in front of the house, and a nicely landscaped garden with storage shed and favourable southerly aspect to the rear. Early viewing is highly recommended!



Entrance Hall 9'1" x 3'3" (2.77m x 0.99m)

A modern composite entrance door, with central double glazed panel, opens to a welcoming hallway, with attractive herring bone style laminate flooring, radiator, and the staircase rising off.

Guest Cloakroom 5'3" x 3'0" (1.60m x 0.91m)

A most useful convenience, with a white suite of WC and corner hand basin, with tiled splash back, wood effect vinyl flooring, radiator and extractor fan.

Lounge 16'2" x 11'9" max (4.93m x 3.58m max)

A generously proportioned main reception room features attractive herringbone style laminate flooring, radiator, TV/media points and a double glazed window to the front elevation.

Dining Kitchen 15'0" x 10'5" (4.57m x 3.18m)

A spacious kitchen with ample room to accommodate a dining area, comprehensively fitted with a stylish range of base, wall and drawer units in a grey matte finish, with contrasting work surfaces, matching upstands and a stainless steel sink unit. Integrated appliances include an electric oven, gas hob with glass splash back and stainless steel extractor hood over, fridge freezer, dishwasher and a washer dryer. The gas combi boiler is neatly housed within a corner wall unit. With radiator, quality vinyl flooring, built-in storage cupboard below the staircase, double glazed window to the rear elevation and double glazed French doors opening to the garden.

First Floor Landing

With radiator, fitted carpet, built-in cupboard and loft access hatch off.

Bedroom One 11'9" x 8'5" (3.58m x 2.57m)

A generous double room with radiator, fitted carpet and a double glazed window to the front elevation.

En-Suite 8'3" x 4'4" max (2.51m x 1.32m max)

Smartly appointed with a modern white suite comprising shower enclosure, pedestal wash basin and WC, with attractive wall tiling, vinyl flooring, chrome towel radiator, shaver point, extractor fan and a double glazed privacy window.

Bedroom Two 10'1" x 8'5" (3.07m x 2.57m)

Another good double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Three 8'8" x 6'2" (2.64m x 1.88m)

A nicely proportioned single room, presently utilised as a dressing room, with wood effect vinyl flooring, radiator and a double glazed window to the front elevation.

Bathroom 6'2" x 5'5" (1.88m x 1.65m)

A stylishly appointed bathroom features a modern white suite comprising of a panelled bath and pedestal wash basin, with attractive tiling to splash backs, and the WC. With patterned vinyl flooring, radiator, extractor fan and a double glazed privacy window.

External

In front of the property are two private parking bays, with a pathway approach to the front door, continuing to the side with gated access to the garden.

Rear Garden

The rear garden enjoys a southerly aspect, set within a fenced perimeter affording a high degree of privacy, and backs on to a tree belt providing a pleasant, leafy backdrop. The garden is mainly laid to lawn.

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 - B

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:

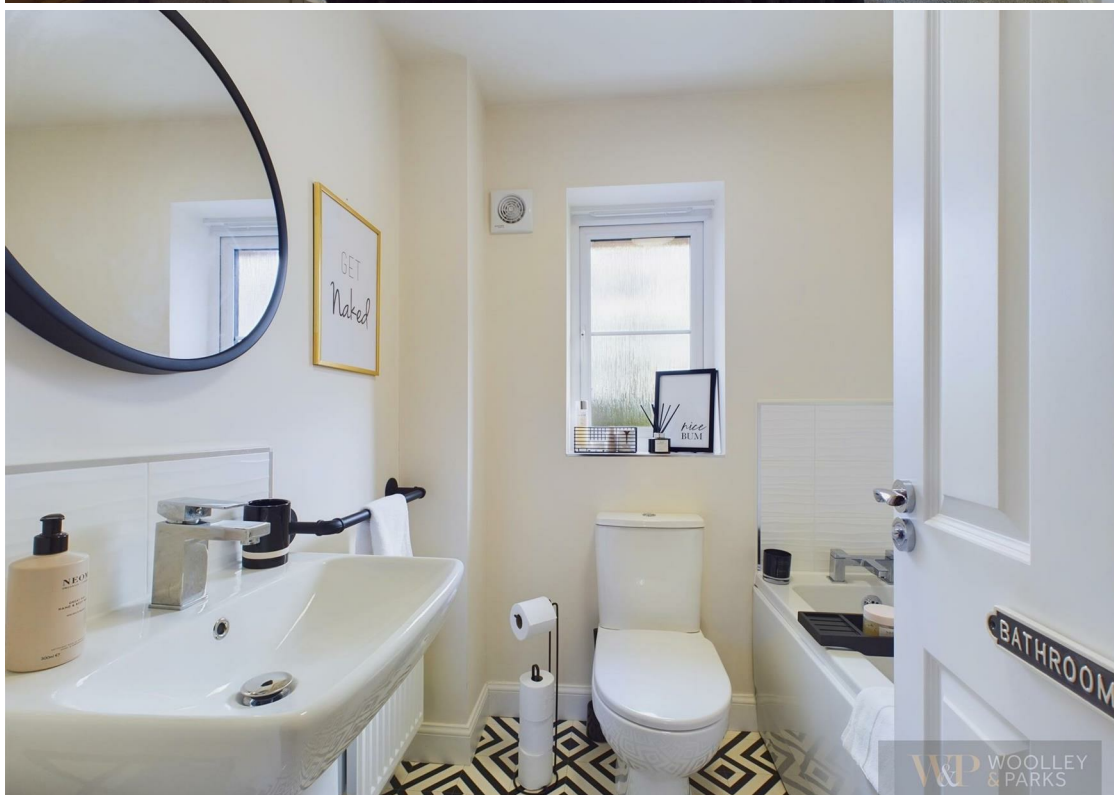
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

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:

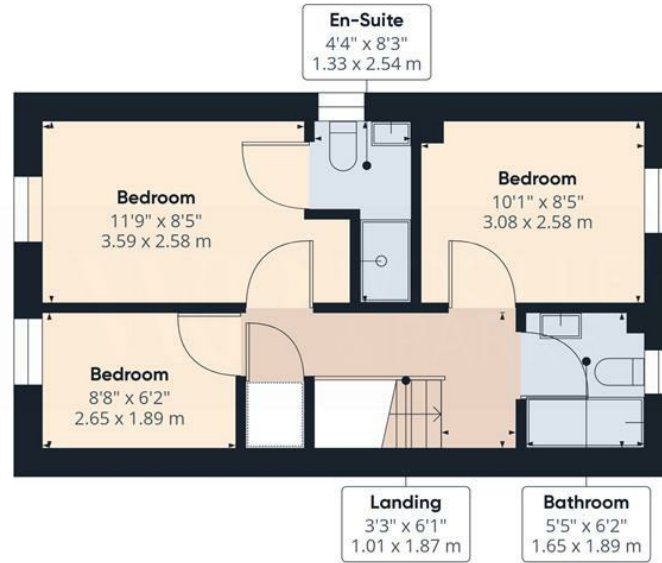
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

760.95 ft²
70.69 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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