



14 Rectory View
Driffield, YO25 8GB
Price £265,000

WP WOOLLEY
& PARKS

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***IMPRESSIVE DETACHED PROPERTY - IDEAL FAMILY HOME *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This Four Bedroom Detached Home is being offered to the market in a well maintained condition and is situated within the popular village of Beeford. This property boasts wonderful countryside views to the rear and benefits from spacious accommodation throughout. Internal accommodation itself briefly comprises Entrance Hall, Lounge/Dining Room, Kitchen / Breakfast Room, Utility Room and WC. The first floor offers Master Bedroom with En-Suite, Second Double Bedroom, Third Double Bedroom, Fourth Double Bedroom and Family Bathroom. Externally there is a single garage, driveway providing off street parking, front garden and beautifully presented rear garden. This home must be viewed to fully appreciate the true space and quality on offer!

Entrance Hall 3'5" x 3'4" (1.05m x 1.02m)

With double glazed external door to front elevation, radiator and fitted carpet.

Living & Dining Room 25'3" x 8'7" (7.70m x 2.63m)

With double glazed bay window to front elevation, sliding doors to rear elevation, leading into the conservatory. Feature flame gas fire, television point, radiator and fitted carpet.

Conservatory 12'4" x 8'7" (3.77m x 2.62m)

Kitchen 12'9" x 9'1" (3.90m x 2.78m)

A traditional fitted kitchen with a range of wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, tiled splash backs, four ring gas hob, extractor hood, double electric oven, integral fridge and dishwasher, under stairs storage cupboard, tiled flooring, radiator and double glazed window to rear elevation.

Utility Room 9'1" x 5'2" (2.79m x 1.58m)

With base units, roll top work surfaces, plumbing for free standing appliances, tiled splash backs, radiator, external door to rear elevation and tiled flooring flowing from the kitchen.

Downstairs WC 3'1" x 5'2" (0.94m x 1.59m)

With low flush WC, counter top sink, tiled flooring, radiator and double glazed window to side elevation.

Landing 6'5" x 12'4" (1.96m x 3.76m)

With loft access and fitted carpet.

Bedroom 1 9'3" x 12'2" (2.84m x 3.71m)

A generous main bedroom with double

glazed window to rear elevation will open views of the neighbouring fields, radiator, television point, fitted wardrobes and fitted carpet.

En-suite 6'3" x 5'4" (1.91m x 1.63m)

A part tiled en-suite with single shower unit, low flush WC, pedestal wash basin, double glazed window to side elevation and radiator.

Bedroom 2 12'9" x 8'11" (3.90m x 2.74m)

A second double bedroom with double glazed window to front elevation, radiator and fitted carpet.

Bedroom 3 7'10" x 12'8" (2.39m x 3.88m)

A third double bedroom with double glazed window to front elevation offering countryside views, radiator and fitted carpet.

Bedroom 4 9'3" x 9'5" (2.83m x 2.88m)

A fourth double bedroom with double glazed window to rear elevation again with beautiful views, radiator and fitted carpet.

Main Bathroom 7'4" x 5'6" (2.24m x 1.69)

A part tiled bathroom with panelled bath and shower attachment, low flush WC, pedestal wash basin, vinyl flooring, radiator and double glazed window to rear elevation.

Garage & Drive

With up and over garage door, power and light. Driveway providing off road parking.

External

Externally the property boasts a front garden mostly laid to lawn with mature shrubbery. The rear garden is private

and backs onto the open countryside and boasts a well kept lawn with decorative borders, shrubbery.

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.

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.

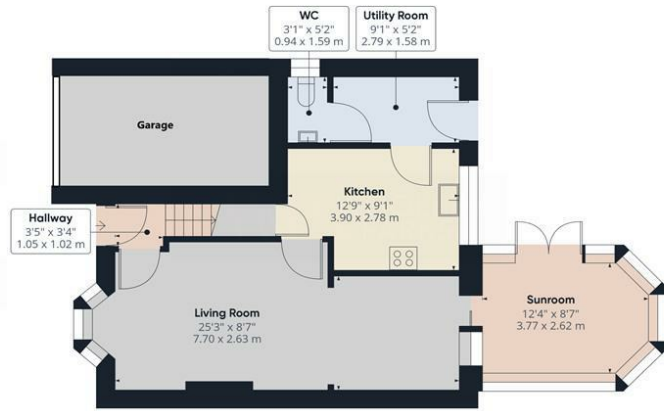
Draft Details :

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

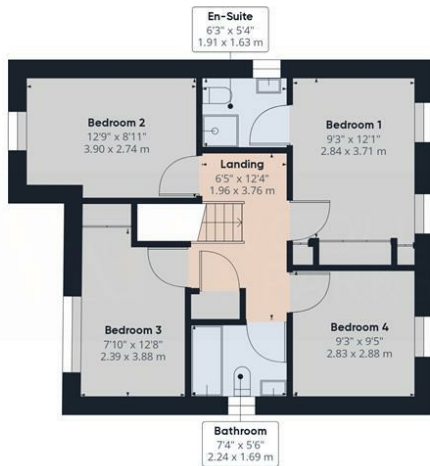
Virtual Viewing/Video :

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).





Ground Floor



Floor 1



Approximate total area^m
 1190.38 ft²
 110.59 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.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

