



6 Woodmansey Garth  
Drifffield  
YO25 5GF

ASKING PRICE OF

£249,500

3 Bedroom Detached House

■ Ulllyotts ■  
EST 1891

01377 253456





Lounge



3



1



2



Off Road  
Parking



Gas Central Heating

## 6 Woodmansey Garth, Driffield, YO25 5GF

**A modern detached house which is beautifully presented throughout and comes to the market in a move-in-to condition, unlikely to disappoint most viewers!** The accommodation on offer includes welcoming entrance hall with cloakroom/WC leading off, well fitted kitchen and particularly spacious rear facing lounge having French doors opening out onto the rear garden.

On the first floor is a master bedroom which includes en-suite, two further bedrooms and house bathroom.

The property forms part of a new development located on the outskirts of Driffield which has become dreamily popular with buyers of all ages and has the particular feature of being within level walking distance of the town centre by a walkway leading from the development through to North Street.

### DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.





Cloakroom/WC



Kitchen



Lounge



Bedroom

## Accommodation

### ENTRANCE HALL

A welcoming entrance hall with staircase leading off to the first floor and built-in storage cupboard. Radiator.

### CLOAKROOM/WC

With low-level suite comprising wash hand basin and WC. Radiator.

### KITCHEN

10' 7" x 8' 11" (3.25m x 2.74m)

Well fitted along two walls finish with a contemporary range of kitchen units having Shaker style doors and a woodblock effect worktop. Integrated appliances include four ring gas hob with extractor hood over, electric oven and basin plumbing for an automatic washing machine. Inset 1 1/2 bowl sink with base cupboard beneath and mixer tap plus contemporary tiling to the splashback's. Wood effect flooring and front facing window.

### LOUNGE

18' 8" x 12' 11" (5.7m x 3.95m)

Rear facing French doors onto the garden plus additional rear window. Radiator.

### LANDING

#### BEDROOM 1

11' 3" x 10' 0" (3.44m x 3.05m)

with front facing window and radiator.

#### EN-SUITE

Comprising shower cubicle with full height tiling, wash hand basin with vanity unit and low level WC.

#### BEDROOM 2

10' 6" x 8' 5" (3.21m x 2.58m)

with rear facing window and radiator.

#### BEDROOM 3

9' 10" x 6' 6" (3.02m x 2m)

with rear facing window and radiator.

#### BATHROOM

With suite comprising bath, basing and low-level WC.

#### OUTSIDE

the property stands back from the road behind a front facing lawned gardens. There is a tarmac drive which leads to a detached single garage.





En-suite



Bedroom



Bedroom



Garden

To the rear of the property is a paved patio which gives way to a lawned area with side borders plus useful additional patio/seating area immediately to the rear of the garage.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 84 square metres.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX BAND

Band C.

#### ENERGY PERFORMANCE CERTIFICATE

Rating B.

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

#### VIEWING

Strictly by appointment with Ulllyotts.  
Regulated by RICS



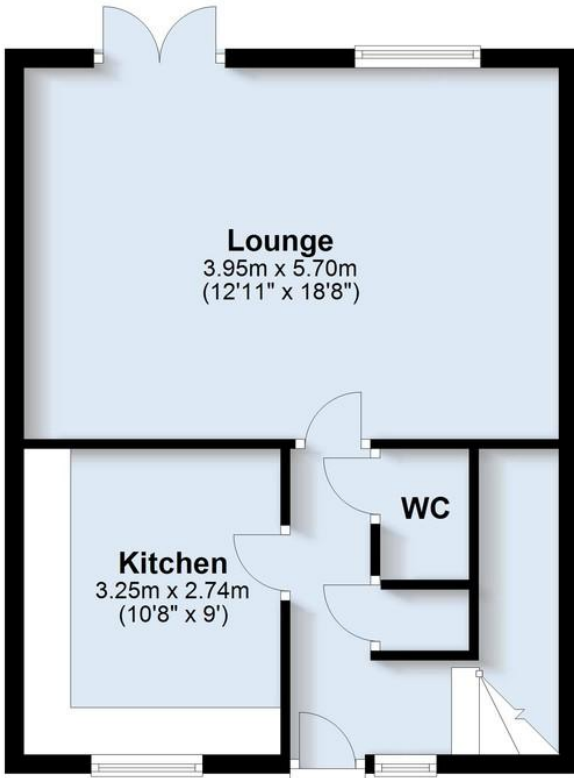


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 84 sq m

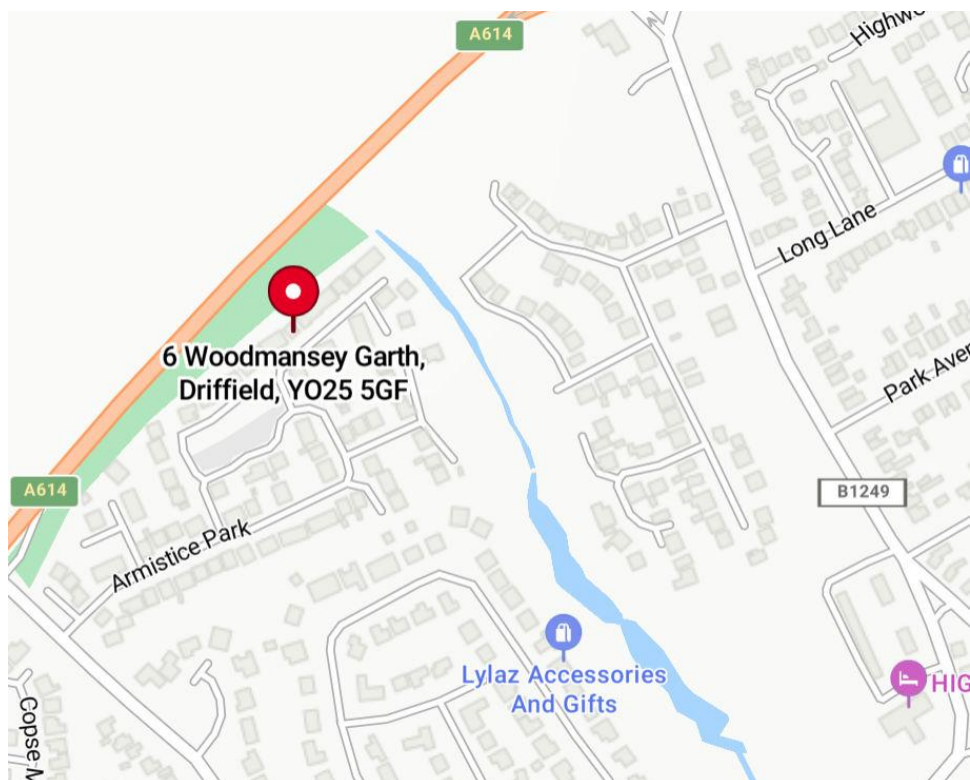
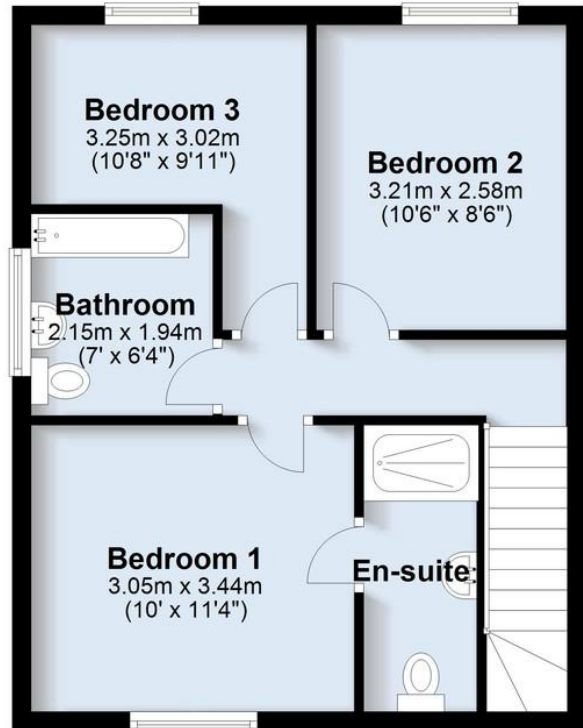
### Ground Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



### First Floor

Approx. 41.7 sq. metres (449.4 sq. feet)





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