



12 Heather Garth
Driffield, Yorkshire YO25 6UT
Asking price £430,000


WILLOWGREEN
ESTATE AGENTS

FAMILY LIVING AT ITS BEST! Step into this immaculately presented four bedroom detached property, offering open plan living/dining/kitchen with bi-fold doors onto a beautifully maintained garden. With numerous integrated appliances, quality fixtures and fittings throughout, log burner. The property consists of formal lounge, cloaks/wc, study, open plan family kitchen/dining and living area all to the ground floor, with four bedrooms, two en-suites and family bathroom to the first floor. Set on a generous plot providing a double garage and private driveway with plenty of parking. Situated within a popular location, this family home is ONE NOT TO BE MISSED!

Local to Driffield town centre this property is perfect for families or anyone looking to upgrade to modern living. Driffield comprises of independent shops, cafe's, restaurants, GP surgery's, Dental practices, supermarkets, schools and local transport including train and bus services.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating C



ENTRANCE HALL 14'11" x 5'9" (4.56 x 1.77)
A bright and spacious entrance hall with composite door into, stairs leading off, under stairs WC, radiator and laminate flooring, oak internal doors leading further rooms.

CLOAKS/WC 4'7" x 2'6" (1.40 x 0.78)
A modern white suite comprising wash hand basin and low level wc, tiled splash back, laminate flooring, extractor fan and radiator.

STUDY 8'7" x 8'8" (2.63 x 2.65)
A great addition to the family home, with many people working from home. This room could be used as a dining room or sitting room. With window to front elevation, coving and radiator.

LOUNGE 16'1" x 11'3" (4.92 x 3.44)
A super bright but cosy lounge with T V point, radiator, bay window to front elevation, feature fireplace with living flame gas fire in situ, with marble inset and modern surround, coving and radiator.

KITCHEN 51'10" x 29'2" (15.8 x 8.9)
A quality shaker style kitchen with wall, base and drawer units, fitted breakfast bar, granite work surface over, tiled splash backs, modern chrome fittings, 1 1/2 bowl inset sink unit with drainer and modern extendable mixer tap, built-in double oven, five ring gas hob, extractor hood over, feature glass splash back, built-in dishwasher, plumbing and space for 'American' fridge freezer, ceiling spotlighting, modern style radiator, 'Amtico' wood effect flooring.

OPEN PLAN LIVING/ DINER WITH BI-FOLD DOORS

10'10" x 22'6" (3.32 x 6.87)
A great space for modern living, with a beautiful dining area, modern radiators, 'Amtico' wood effect flooring throughout, opening into living room with corner wood burning stove, feature TV wall with log store, bi-folding doors to private rear garden, ceiling spot lighting and access to the garage.

LANDING 12'8" x 5'10" (3.87 x 1.78)
With loft access, airing cupboard and doors to.

BEDROOM 1 10'10" x 11'2" (3.32 x 3.42)

A beautiful fitted bedroom with quality wardrobes, drawers and top boxes, window to front elevation and radiator. Door to en-suite.

EN-SUITE 4'11" x 6'10" (1.51 x 2.09)
A modern white suite comprising double length shower cubicle with glass screen and thermostatic shower over, vanity wash hand basin and low level wc, part tiled walls, tiled flooring, window to side elevation and heated towel ladder.

BEDROOM 2 12'9" x 8'10" (3.89 x 2.70)
A generous bedroom with window to front elevation, TV point, radiator and door to en-suite.

EN-SUITE 5'2" x 5'10" (1.60 x 1.80)
With modern white suite comprising quadrant shower cubicle, glass shower screen, thermostatic shower over, vanity wash hand basin and low level wc, window to front elevation, heated towel ladder and tiled flooring.

BEDROOM 3 11'7" x 8'9" (3.54 x 2.68)
A bright and airy double bedroom with window to rear and radiator.

BEDROOM 4 9'3" x 10'0" (2.84 x 3.05)
A double bedroom with window to rear elevation and radiator.

BATHROOM 6'0" x 7'4" (1.85 x 2.25)
A light and modern re-fitted bathroom comprising 'P' shaped bath with thermostatic shower over, glass shower screen, gloss finish vanity wash hand basin with low level wc, fully tiled, ceiling spot lighting, heated towel ladder, extractor fan, tiled flooring and window to the rear elevation.

GARAGE 16'4" x 15'6" (4.98 x 4.74)
The double garage is approached over the block paved driveway. An attached double garage with access from the living area, remote up and over door to the front elevation, further composite door to the rear garden. There is power and light connected, plumbing and space for washing machine and tumble dryer, fitted wall and base units, giving a utility area and radiator.

The garage could be used as a gym, further living accommodation, office or storage, a great versatile space.

GARDEN
A beautifully presented open plan garden to the front of the property, side gated access to the rear, the rear garden has a flagged stone patio area, seating areas, astro turf, large lawn with shrub and flower borders, colourful climbers, securely fenced boundaries, the garden offers privacy and seclusion, a great entertaining space.

Shed, outside tap and outside lighting.

PARKING
There is a block paved driveway which offers plenty of parking for a least four vehicles.

TENURE
We understand that the property is Freehold.

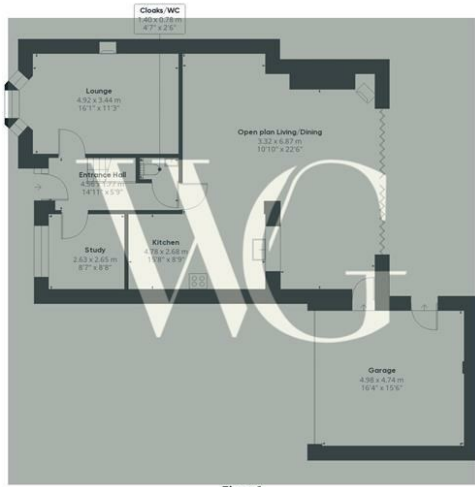
SERVICES
All mains services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is C

COUNCIL TAX BAND
We understand that the council tax banding is E.







WG

Approximate total area⁽¹⁾
170.35 m²
1833.59 ft²

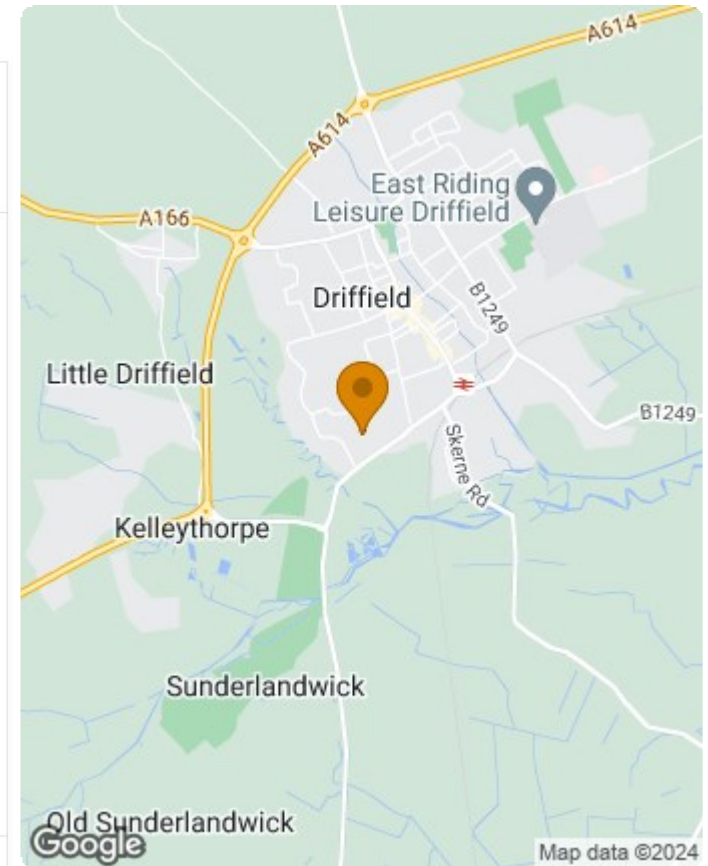
Reduced headroom
0.08 m²
0.9 ft²

(1) Excluding balconies and terraces

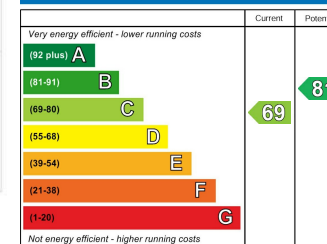
Reduced headroom
(below 1.5m/4.92ft)

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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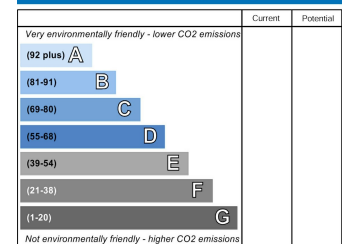
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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