



4 Boynton Garth
Driffield, Yorkshire YO25 6UX
Asking price £299,950

WP WOOLLEY
& PARKS

*** SIMPLY STUNNING, FAMILY HOME *** 360° VIRTUAL TOUR NOW AVAILABLE ONLINE ***

This five bedroom home has been drastically transformed to an incredible standard! Situated within a premium area of Drifffield, this property offers a fine blend of spacious accommodation and high quality fixtures and fittings throughout. Internal accommodation itself briefly comprises Entrance Hall, WC, Lounge, Open Plan Kitchen / Dining / Sitting Room and Conservatory to Ground Floor. The First Floor Boasts Landing, Master Bedroom with En-Suite, Second Double Bedroom, Third Double Bedroom, Fourth Bedroom, Fifth Bedroom and Family Bathroom. Externally the property benefits from a garage store, the front has been block paved to provide ample off street parking and the rear garden is private and beautifully presented. Viewing is essential as this home will not be around for long, so call to arrange a viewing at your earliest convenience having viewed the online tour!



Entrance Hall 10'3" x 3'3",26'2" (3.13m x 1,08m)
With double glazed external door to front elevation, radiator and tiled flooring.

Downstairs W/C 5'6" x 2'9" (1.70m x 0.85m)
With low flush WC, heated towel rail, counter top sink, tiled flooring and double glazed window to front elevation.

Living Room 14'11" 9'10",85'3" (4.55m 3,26m)
A stunning lounge with double glazed window to front elevation, oak flooring, telephone and television points and radiator.

Kitchen / Living Area 10'9" x 27'3" (3.30m x 8.32m)
A simply stunning space! The kitchen is high quality and fitted with a range of wall and base units, quartz worktops, integral dishwasher, integral fridge freezer and centre island with inset sink. The dining area boasts double glazed French doors out onto the garden along with a further set of French doors through to conservatory, with tiled flooring throughout, two radiators and television point.

Conservatory 13'10" x 6'6",298'6" (4.23 x 2,91)
With double glazed windows to rear and side elevations, double glazed French doors to side, radiator, television point and tiled floor.

Landing 5'1" x 10'8" (1.56m x 3.27m)
With airing cupboard, radiator, loft access and fitted carpet.

Bedroom 1 12'5" x 10'9" (3.79m x 3.30m)
A generous master bedroom with double glazed window to front elevation, television point, radiator and fitted carpet.

En-Suite 4'1" x 8'3" (1.26m x 2.53m)
A beautiful, fully tiled en-suite with single shower

and mains power shower over, low flush WC, pedestal wash basin, heated towel rail and double glazed window to side elevation.

Bedroom 2 10'3" x 8'0" (3.13m x 2.44m)
A second double bedroom with double glazed window to front elevation, TV point radiator and fitted carpet.

Bedroom 3 8'11" x 9'1" (2.73m x 2.77m)
A third double bedroom with double glazed window to rear elevation, television point, radiator and fitted carpet.

Bedroom 4 9'4" x 7'10" (2.85m x 2.41m)
With double glazed window and Velux window to rear elevation, radiator and fitted carpet.

Bedroom 5 6'9" x 8'2" (2.07m x 2.51m)
With double glazed window to rear elevation, radiator and fitted carpet.

Main Bathroom 5'6" x 6'5" (1.69m x 1.98m)
A part tiled bathroom with beautiful bath with overhead shower, low flush WC, pedestal wash basin, heated towel rail and double glazed window to front elevation.

Garage 9'7" x 8'2" (2.93m x 2.50m)
With up and over garage door, storage, power and light.

External
The front has been block paved and boasts ample off street parking! The rear garden is beautifully presented, private and benefits from two patios with Rainbow Sandstone, lawn and ample space to the side of the property for storage or to pave and create additional parking.

Agents Note :
To date these details have not been approved by

the vendor and should not be relied upon. Please confirm before viewing.

Council Tax :
Council tax is payable to East Riding of Yorkshire local authority. The property is understood to be listed in council tax band D.

Disclaimer :
These particulars are produced in good faith, are set out as a general guide only and do not 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.

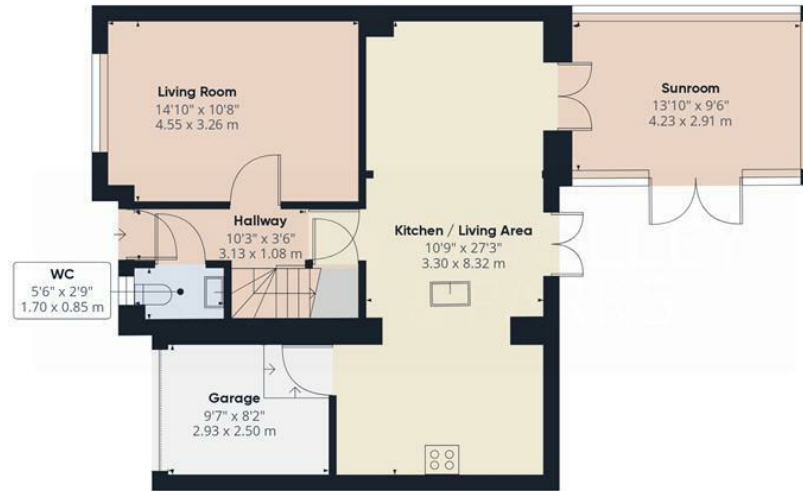
Measurements :
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Services :
The property is understood to be connected to mains water, drainage and electric.

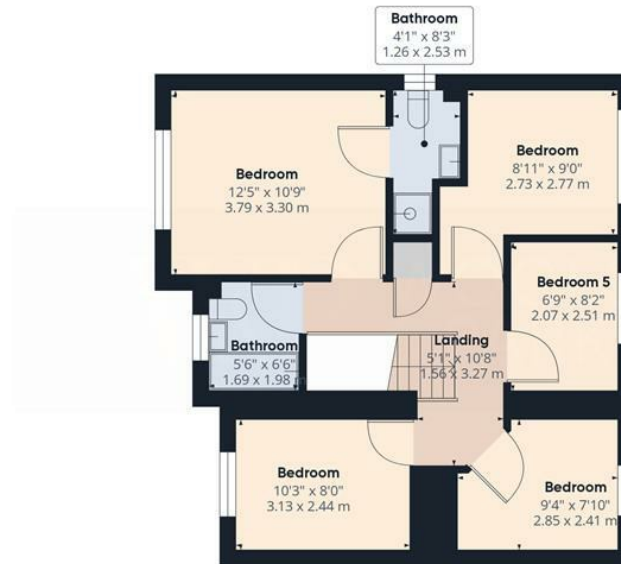
Virtual Tour / Videos :
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1354.75 ft²
125.86 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		Environmental Impact (CO ₂) Rating	
Best	Worst	Best	Worst
105 kWh/m ² A	300 kWh/m ² G	10 g/kWh CO ₂ A	50 g/kWh CO ₂ G
71	81		

England & Wales EU Directive 2002/91/EC