



**10, Randall Garth, Driffield,
East Yorkshire, YO25 5PE
£299,950**

10 Randall Garth is a beautiful and deceptively spacious detached four bedroom home which sits proudly on a corner plot in the Persimmon estate in the wonderful town of Driffield. It is in close proximity to a children's play park, railway station and the town center. This home is a perfect fit for families or for those wanting to expand.

The property briefly comprises of: a sizeable entrance hall, lounge, guest cloakroom, study, kitchen/dining room, separate dining room, utility and conservatory to the ground floor. The landing with a built-in storage cupboard leads to the master bedroom with ensuite shower room and dressing room/study, three further bedrooms and house bathroom. Enclosed rear garden with pergola and patio area and detached garage with driveway.

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



Energy Efficiency Rating	
Current	Potential
74	86

Environmental Impact (CO ₂) Rating	
Current	Potential

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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ENTRANCE HALL

UPVC door to the side aspect, radiator, large open space with power and lighting, stairs to first floor landing.

DOWNSTAIRS TOILET

UPVC window to rear aspect, tiled floor, radiator, low flush w/c, wash hand basin without pedestal, and part tiled walls.

LOUNGE

20'2" x 11'4" (6.16 x 3.46)

UPVC bay window to front aspect, coving and textured ceiling, radiator, feature stone fire surround with gas fire, power points, tv point and UPVC doors leading to conservatory.

KITCHEN/DINER

13'6" x 10'10" (4.13 x 3.31)

UPVC window to side aspect, tiled floor, radiator, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, electric oven, gas hob and space for fridge/freezer.

DINING ROOM

13'3" x 10'9" (4.06 x 3.30)

UPVC window into conservatory, coving and textured ceiling and power points

UTILITY ROOM

8'5" x 5'9" (2.58 x 1.76)

UPVC window and door to the rear aspect, space for washing machine and tumble dryer, sink and drainer unit, tiled floor and power points.

FIRST FLOOR LANDING

UPVC arched window to front aspect, radiator and airing cupboard.

CONSERVATORY

UPVC window to the rear aspect, lantern style ceiling, tiled floor, power and lighting

GARDEN

Enclosed garden mainly laid to lawn with plant and shrub borders, wisteria covered pergola.

BEDROOM ONE

11'11" x 11'8" (3.65 x 3.57)

UPVC window to front aspect, with sizeable area with potential for a dressing room or study with window to rear, radiator and power points.

EN-SUITE TO BEDROOM 1

UPVC window to rear aspect, tiled floor, fully tiled shower cubicle with electric shower.

BEDROOM TWO

11'5" x 10'8" (3.48 x 3.26)

UPVC window to rear aspect, fitted wardrobes and power points.

BEDROOM THREE

12'3" x 8'7" (3.74 x 2.63)

UPVC window to front aspect, radiator and power points .

BEDROOM FOUR

11'4" x 6'11" (3.46 x 2.12)

UPVC window to front aspect and power points.

FAMILY BATHROOM

UPVC opaque window to rear aspect, panel enclosed bath with mixer taps, electric shower above, low flush wc, wash hand basin with pedestal, part tiled walls and extractor fan.

GARAGE

16'7" x 8'11" (5.07 x 2.73)

Single detached garage with manual roller shutter doors, power and lighting.

SERVICES

Mains gas, water and electric

EPC C

COUNCIL TAX BAND E

PARKING

Parking on shared drive with neighbouring property.

