



3 Oak Wood Drive
Driffield, YO25 4AE
Asking price £295,000


WILLOWGREEN
ESTATE AGENTS

QUALITY HOME ON THREE FLOORS***FLOOR PLAN AMENDED***SIMPLY STUNNING THROUGHOUT! This truly attractive three bedroomed semi-detached house is one not to be missed. The property is superior quality and build, beautifully presented high specification home. Great village location.

The property briefly comprises entrance hall, large kitchen dining room, cloaks/ wc, lounge with French doors to garden, first floor landing with two bedrooms and bathroom, second floor landing with master suite, dressing area and en-suite. There are open plan gardens to the front, side gated access to the rear where lies a low maintenance good sized garden with stone flagged paving and astro turf, timber garden shed and secure fenced boundaries.

Kilham is set in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage.

It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley.

Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating B



ENTRANCE HALL 5'7" x 5'3" (1.72 x 1.62)
With composite door into, laminate flooring, stairs leading off.

KITCHEN/ DINING ROOM 17'3" x 10'7" (5.27 x 3.25)
A beautiful quality kitchen with wall, base and drawer units, larder unit, built-in fridge freezer, dishwasher, washing machine, electric oven, hob and extractor, splash back, granite work surface over with upstand, ceiling spotlighting, two windows to front elevation, wall mounted gas central heating boiler, radiator and laminate flooring.

CLOAKS/ WC 5'4" x 3'1" (1.65 x 0.94)
With low level wc, vanity wash hand basin, ceiling spotlighting, tiled flooring and splash back, heated towel ladder and extractor fan.

LOUNGE 11'6" x 14'0" (3.53 x 4.29)
With laminate flooring, feature electric modern fireplace, French doors to garden with shutters, TV point and radiator.

FIRST FLOOR LANDING 17'6" x 6'6" (5.35 x 2.00)
A beautiful galleried landing with window to front elevation, radiator and stairs to second floor.

BEDROOM 2 11'3" x 14'0" (3.43 x 4.27)
With TV point, two radiators and window to rear elevation.

BEDROOM 3 10'11" x 7'2" (3.35 x 2.19)
With window to front elevation and radiator.

BATHROOM 7'1" x 6'2" (2.17 x 1.89)
With panelled bath, thermostatic shower over, low level wc, vanity wash hand basin, fully tiled throughout, heated towel ladder, ceiling spot lighting, window to side elevation and extractor fan.

SECOND FLOOR LANDING 5'1" x 31'8" (1.56 x .95)
With airing cupboard housing hot water cylinder and door to.

MASTER SUITE/ BEDROOM 1 21'0" x 10'5" (6.42 x 3.19)
With two windows to the front elevation, two radiators, dressing area, loft access and door to en-suite.

EN-SUITE 8'3" x 4'6" (2.52 x 1.39)

With double shower cubicle, glass screen, part tiled walls, tiled flooring, vanity wash hand basin and low level wc, ceiling spotlighting, extractor and velux window to rear elevation.

OUTSIDE
The property is open plan to the front, there is a side gated access to the rear when the garden has a stone flagged patio area, sleepers with fitted astro turf, timber garden shed, secure fenced boundaries and there is a hot tub in situ, but this would be left at the property subject to negotiation.

PARKING
There are two allocated parking spaces for this property.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected to the property.

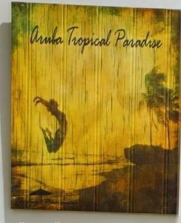
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax banding is B.

NOTE
The hot tub in the garden is open to separate negotiation.

There has been an error with the floor plan, amendments have now been made.



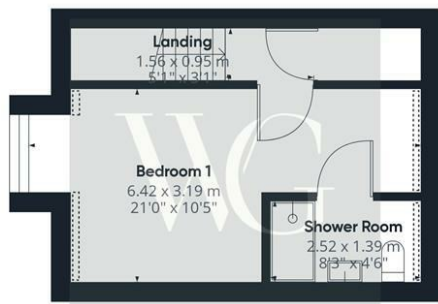




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

97.11 m²
1045.29 ft²

Reduced headroom

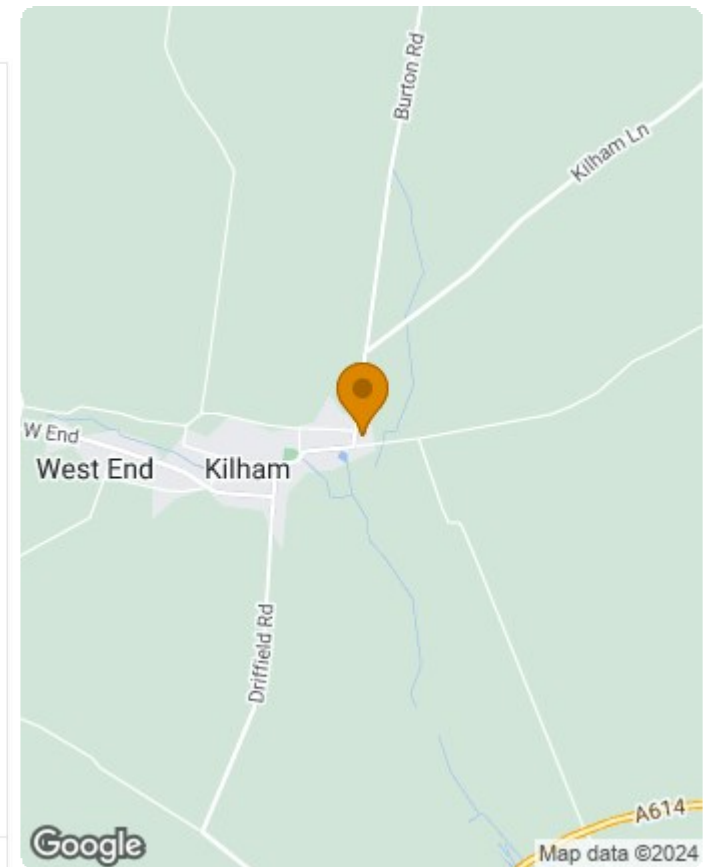
0.59 m²
6.37 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	



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