



**7 Southwood Park
Driffield, YO25 9HJ
Asking price £285,000**


WILLOWGREEN
ESTATE AGENTS

Situated just on the outskirts of Driffield town centre, this lovingly maintained modern four bedroom detached home offers superb family accommodation at a very realistic price with NO ONWARD CHAIN!!!

The property was built by the renowned local builder Peter Ward homes. The garage has now been converted into living accommodation which offers a great versatile space. Two parking spaces are at the front of the property. Good sized garden and open views to the rear. The house is close to Wild at Heart Nursery which has been awarded nursery of the year for 3 years in a row.

Briefly comprising, entrance hall, cloaks/ wc, lounge, kitchen diner, utility, playroom, landing, four good sized bedrooms, one with an en-suite and family bathroom.

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 13'5 x 6'4 (4.09m x 1.93m)
With composite door into, tiled flooring, understairs cupboard, radiator, coving, stairs leading off and doors to.

CLOAKS/ WC 4'9 x 3'10 (1.45m x 1.17m)
With vanity wash hand basin, low level wc, heated towel ladder, tiled flooring and extractor fan.

KITCHEN 16'8 x 11'10 (5.08m x 3.61m)
With range of wall and base units, drawer unit, breakfast bar, range cooker with extrcator over, space for dishwasher, tiled spalsh back, work surface over, 1 1/2 bowl asterite sink and mixer tap, window to rear elevationa and rear enentrance door.

DINING AREA 9'8 x 9'00 (2.95m x 2.74m)
With radiator, vinyl flooring, coving and french doors to garden. Opening into lounge.

LOUNGE 15'9 x 9'00 (4.80m x 2.74m)
With bay window to front elevation, feature fireplace with gas fire in situ, T V point, coving and radiator, door to entrance hall.

UTILITY ROOM 7'9 x 4'4 (2.36m x 1.32m)
With work surface and shelving, vinyl flooring, space for fridge freezer, washing machine and tumble dryer.

PLAY ROOM 10'7 x 7'10 (3.23m x 2.39m)
With vinyl flooring, radiator and window to front elevation.

LANDING 8'8 x 6'6 (2.64m x 1.98m)
With loft access, radiator, airing cupboard housing wall mounted gas central heating boiler.

BEDROOM 1 15'8 x 10'2 (4.78m x 3.10m)
With radiator, window to front elevation and range of fitted wardrobes.

EN-SUITE 6'7 x 4'9 (2.01m x 1.45m)
With shower cubicle, thermostatic shower over, low level wc, pedestal wash hand basin, vinyl flooring, part tiled walls, ceiling spot lighting and extractor.

BEDROOM 2 10'2 x 10'2 (3.10m x 3.10m)
With window to rear elevation and radiator.

BEDROOM 3 12'8 x 8'9 (3.86m x 2.67m)

With laminate flooring, radiator and window to front elevation.

BEDROOM 4 10'00 x 8'8 (3.05m x 2.64m)
With laminate flooring, radiator and window to rear elevation.

FAMILY BATHROOM 6'5 x 6'5 (1.96m x 1.96m)
Panelled bath with shower from the bath taps, low level wc, pedestal wash hand basin, half tiled walls, vinyl flooring, window to rear elevation, ceiling spot lighting and extractor.

OUTSIDE
With shallow lawned frontage, side block paved driveway, side gated access to the rear. The rear garden is laid to lawn with large decked area, pizza oven and open views to the rear on to open countryside.

PARKING
Parking spaces on the driveway.

TENURE
We understand that the property is Freehold.

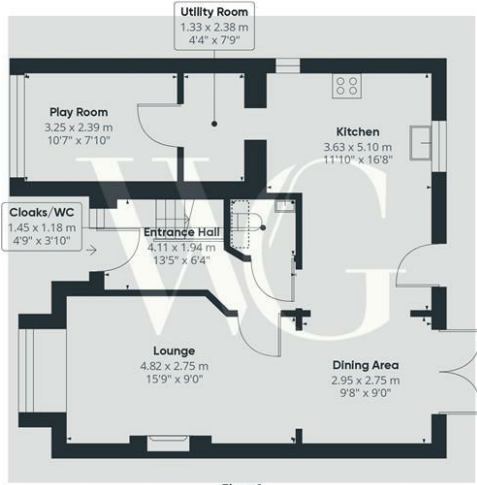
SERVICES
Al mains services connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performancde rating is C.

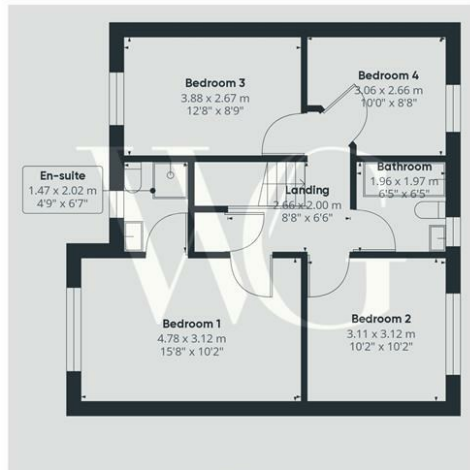
COUNCIL TAX BAND
The council tax band is D.







Floor 1



Floor 2



Approximate total area⁽¹⁾

117.24 m²
1261.98 ft²

Reduced headroom

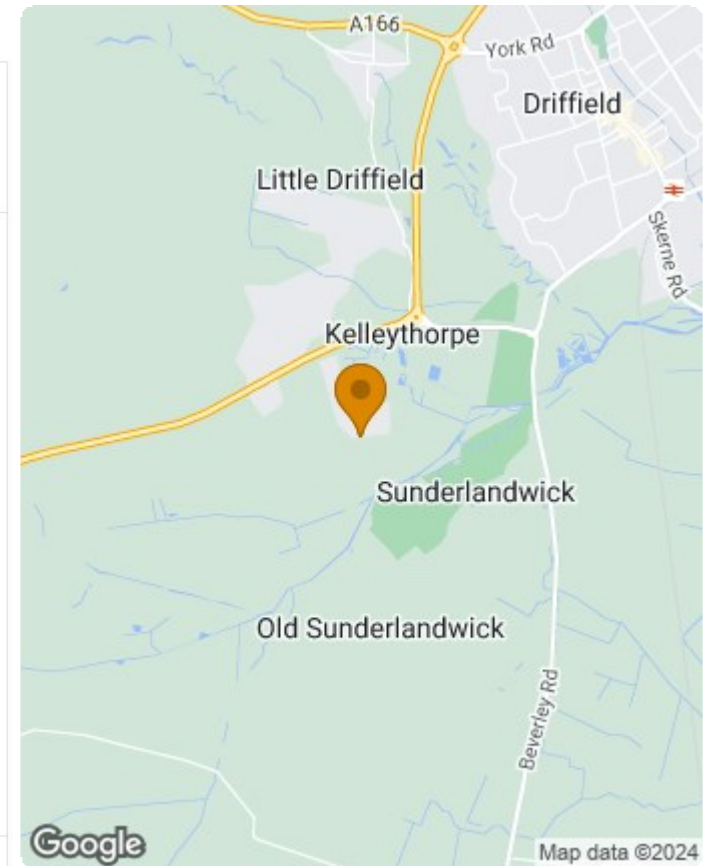
0.38 m²
4.08 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

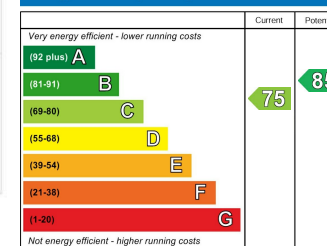
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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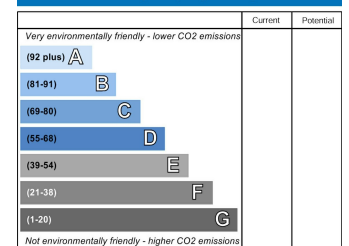
Map data ©2024

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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