



**16a Woodland Rise**  
**Driffield, YO25 5JB**  
**Guide price £240,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

A beautifully presented three bedroomed detached home offering spacious accommodation, quality fittings in a desirable location, close to schools and leisure facilities. VIEWING ADVISED!

The property briefly comprises, entrance hall, lounge/ diner, inner hallway, cloaks/ wc, kitchen, landing, three bedrooms, one with ensuite facilities and family bathroom. Super private garden, plenty of parking.

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 PORCH** 4'0" x 3'6" (1.22 x 1.08)  
With door to front elevation, vinyl flooring and door to lounge/ diner.

**OPEN PLAN LOUNGE/ DINER**

A lovely bright and spacious living area with windows to front elevation, laminate flooring, radiator, two TV points and telephone point.

**INNER HALLWAY** 6'2" x 4'4" (1.89 x 1.34)  
With stairs leading off, storage cupboard, vinyl flooring and doors to.

**CLOAKS/WC** 2'11" x 4'2" (0.91 x 1.29)  
With modern white suite comprising wall mounted wash hand basin, low level wc, tiled splash back, Karndeian flooring, radiator and extractor.

**KITCHEN** 7'8" x 18'8" (2.35 x 5.71)  
With modern range of wall, base and drawer units, storage cupboard housing wall mounted gas central heating boiler, breakfast bar, tiled splash back, space for fridge freezer, space and plumbing for washing machine, tumble dryer and dishwasher, double oven and single oven, gas hob, vinyl flooring, radiator and french doors to garden.

**LANDING** 6'2" x 3'10" (1.90 x 1.17)  
With airing cupboard housing hot water cylinder, loft access which is fully boarded, doors to.

**BEDROOM 1** 9'5" x 13'10" (2.89 x 4.23)  
With two windows to front elevation, radiator and TV point.

**ENSUITE** 6'9" x 4'7" (2.08 x 1.42)  
With modern white suite comprising pedestal wash hand basin, low level wc, double shower cubicle with glass screen, vinyl flooring, window to front elevation, radiator and extractor fan.

**BEDROOM 2** 11'4" x 8'8" (3.47 x 2.66)  
With window to rear elevation, radiator and TV point.

**BEDROOM 3** 7'9" x 9'5" (2.38 x 2.88)  
With window to rear elevation and radiator.

**BATHROOM** 5'7" x 8'8" (1.72 x 2.65)  
With window to side elevation, low level wc, pedestal

wash hand basin, panelled bath with shower attachment over and mixer tap, Karndeian flooring, heated towel ladder and extractor.

**GARDEN**

There is an open plan frontage for parking, which is gravelled and paved. There is a side timber gated access to the rear where lies a large lawn, colourful shrub and flower border to the rear of the garden, timber garden shed, securely fenced boundaries and very private.

Outside tap, outside lighting and electric car charging point.

**PARKING**

There are several parking spaces to the front of the property.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected to the property.

**ENERGY PERFORMANCE CERTIFICATE**

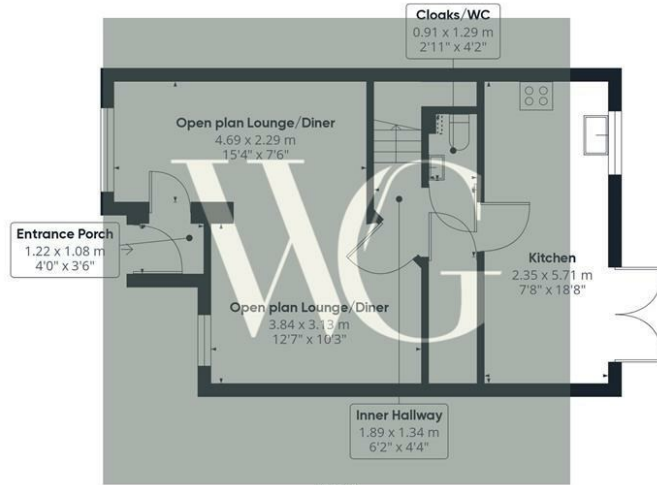
The energy performance rating is C.

**COUNCIL TAX BAND**

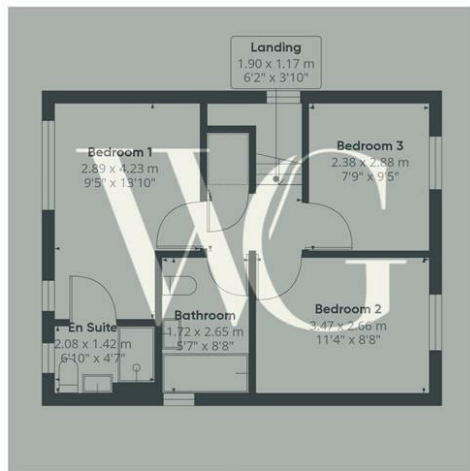
The council tax band is C.







Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

84.43 m<sup>2</sup>  
908.77 ft<sup>2</sup>

Reduced headroom

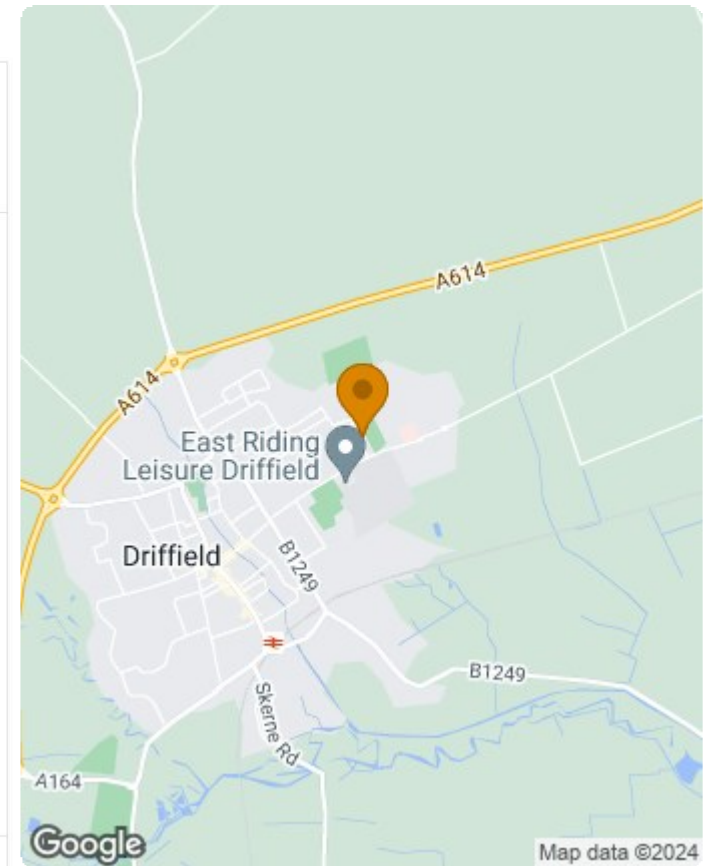
0.03 m<sup>2</sup>  
0.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

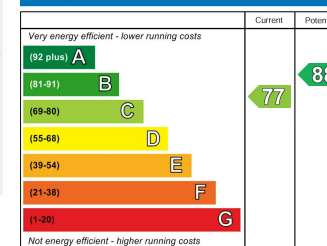
Reduced headroom  
(below 1.5m/4.92ft)

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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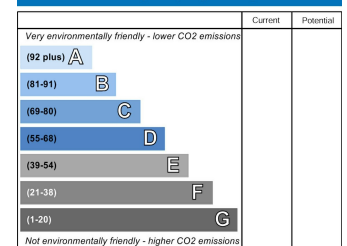
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



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