



1 Woodmansey Garth
Drifffield, YO25 5GF
Asking price £295,000


WILLOWGREEN
ESTATE AGENTS

A stunning 4 bedroom detached home overlooking the green. Immaculately presented and beautifully maintained and finished to a high standard throughout, ready to move straight into. With a garage and off street parking for 3 cars. The property has a beautifully landscaped rear garden offering a peaceful and private retreat with mature planting, manicured lawn and seating area with a backdrop of trees.

The property briefly comprises of entrance hall, WC, lounge, kitchen diner, four bedrooms, en suite and family bathroom with a single detached garage.

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 B



ENTRANCE HALL 5'1" x 13'7" (1.55 x 4.15)
Composite door to the front access, stairs to the first floor landing, radiator and power points. Understairs storage cupboard.

CLOAKS/WC 2'11" x 6'7" (0.89 x 2.01)
Opaque window to front aspect, low flush WC, pedestal wash hand basin with mixer tap, extractor fan and radiator.

LOUNGE 11'0" x 15'10" (3.36 x 4.83)
Light and spacious lounge with window to front aspect overlooking the green, two radiators.

KITCHEN DINER 19'7" x 12'2" (5.97 x 3.71)
Fitted with a modern range of base and wall units with worktop over, integrated fridge and freezer, plumbing for dishwasher, built in electric oven, four ring gas hob with extractor fan over and composite sink and draining board. Two radiators and window to rear aspect. With french door opening onto patio and established garden. Spacious family room.

LANDING 3'3" x 11'3" (1.00 x 3.43)
With loft access and airing cupboard.

BEDROOM 1 9'3" x 12'9" (2.84 x 3.90)
With window to front aspect overlooking the green and custom made fitted wardrobes and radiator. A lovely spacious room benefitting from en suite facilities.

EN SUITE 7'0" x 4'6" (2.14 x 1.38)
With white suite comprising of low flush WC, pedestal wash hand basin with mixer tap, double shower, partially tiled. Radiator.

BEDROOM 2 9'4" x 10'5" (2.85 x 3.19)
Window to rear aspect overlooking garden and tree belt, bespoke fitted wardrobes and radiator.

BEDROOM 3 10'0" x 6'11" (3.06 x 2.13)
Window to rear aspect overlooking garden and tree belt and radiator.

BEDROOM 4 8'0" x 6'8" (2.45 x 2.05)
Window to front aspect overlooking green and radiator.

BATHROOM 6'4" x 7'1" (1.94 x 2.16)
Window to the side aspect, white suite comprising of low

flush WC, sink with mixer tap and bath with partly tiled walls, mixer tap with shower head attachment. Radiator.

GARDEN
The front garden is laid mainly to lawn with hedging plants, facing onto the green. Rear garden has a patio area and mature planted borders with pathways between different areas and a seating area by the rear fence line. A wonderful peaceful and private garden with tree belt behind ready to enjoy. Outside tap.

PARKING
Offering off street parking for 3 vehicles.

GARAGE 8'5" x 17'0" (2.59 x 5.20)
Single detached garage with light and electric points and up and over door.

TENURE
We understand that the property is freehold.

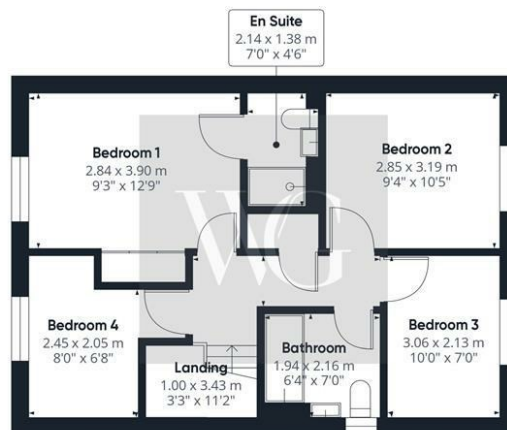
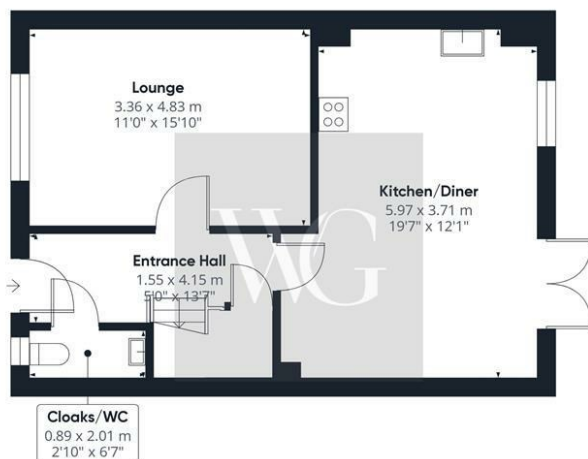
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax band is D.







WG

Approximate total area^(b)

109.57 m²

1179.41 ft²

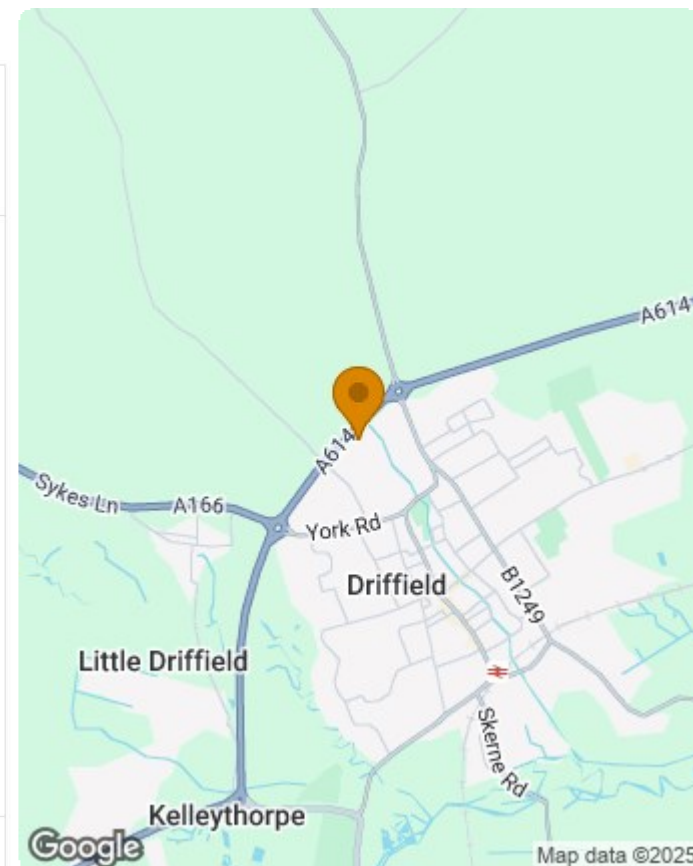
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		84	9
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

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			

EU Directive 2002/91/EC

