



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


WILLOWGREEN
ESTATE AGENTS

Situated on a good sized private plot in a sought-after location on the edge of town, this spacious 4-bedroom detached house offers the perfect blend of tranquillity, convenience, and modern family living. From the moment you arrive, the home impresses with its integral garage, ample off-street parking, and attractive frontage framed with open plan garden. Step inside to discover light-filled living spaces, including a welcoming entrance hall, well-proportioned reception room, and a modern dining kitchen with views over the private rear garden—perfect for entertaining or family gatherings.

Upstairs, you'll find four generous bedrooms, including a master with en-suite facilities, and a stylish family bathroom. The layout offers flexibility for home working, guests, or growing families. Outside, the enclosed garden provides a peaceful retreat, ideal for outdoor dining or children's play, while still being just moments from town centre amenities, local schools, and transport links.

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 D



ENTRANCE HALL 4'5" x 4'4" (1.37 x 1.33)
With stairs leading off and door to lounge.

LOUNGE 11'1" x 15'4" (3.39 x 4.69)
With window to front elevation, TV point and two radiators.

KITCHEN/ DINER 18'7" x 9'6" (5.67 x 2.92)
With wall and base units, electrci double oven and gas hob, splash back and extractor hood, stainless steel sink 1 1/2 bowl and mixer tap, work surface over, built-in fridge freezer and dishwasher, window to rear elevation, vinyl flooring, two radiators, understairs cupboard, French doors to garden and door to utility room.

UTILITY ROOM 5'10" x 5'8" (1.79 x 1.75)
With base units, space for washing machine, wall mounted gas central heating boiler, stainless steel sink and mixer tap, work surface over and door to garden.

CLOAKS/ WC 5'9" x 3'0" (1.77 x 0.93)
With low level wc, pedestal wash hand basin, tiled splash back and window to side elevation.

LANDING 11'6" x 3'5" (3.53 x 1.05)
With airing cupboard and loft access. Doors to.

BEDROOM 1 10'2" x 9'8" (3.10 x 2.96)
With window to front elevation, radiator and door to en-suite.

EN-SUITE 6'1" x 7'1" (1.87 x 2.18)
With modern white suite, double shower cubicle with glass shower screen, thermoststiac shower over, low level wc, pedestal wash hand basin, part tiled walls, radiator, vinyl flooring and window to side elevation.

BEDROOM 2 11'1" x 9'8" (3.40 x 2.95)
With window to front elevation and radiator.

BEDROOM 3 14'3" x 8'2" (4.36 x 2.50)
With window to rear elevation and radiator.

BEDROOM 4 10'3" x 8'2" (3.13 x 2.50)
With window to rear elevation and radiator.

BATHROOM 6'4" x 7'0" (1.94 x 2.15)
With modern white suite comprising pedestal wash hand basin, low level wc, panelled bath, radiator, part tiled walls, vinyl flooring and window to side elevation.

INTEGRAL GARAGE 10'0" x 19'8" (3.06 x 6.01)
A single integral garage with up and over door, power and light connected.

GARDEN
A super open plan frontage with side gated access to the rear garden, the rear garden is mainly laid to lawn with secure fenced boundaries and slate seating area.

Outside tap and outside lighting.

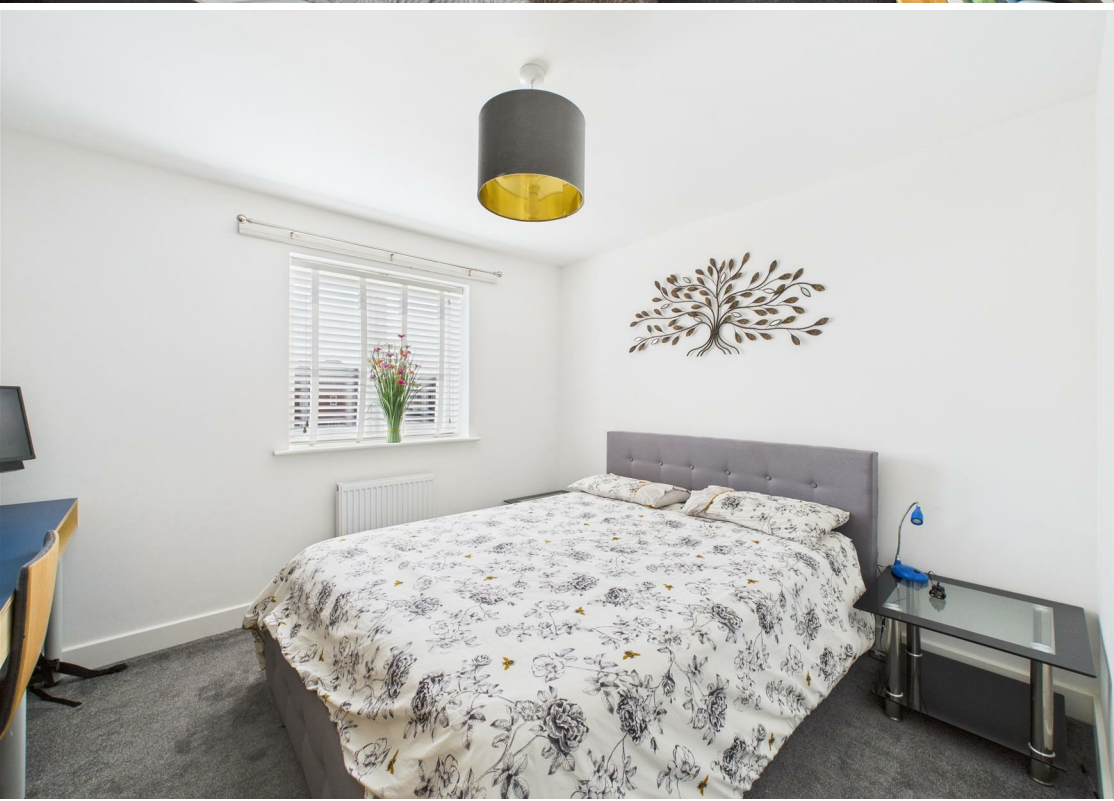
PARKING
With parking spaces to the front of the property.

TENURE
We understand that the property is Freehold.

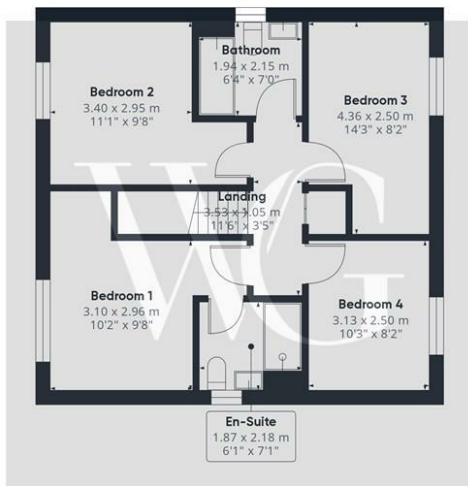
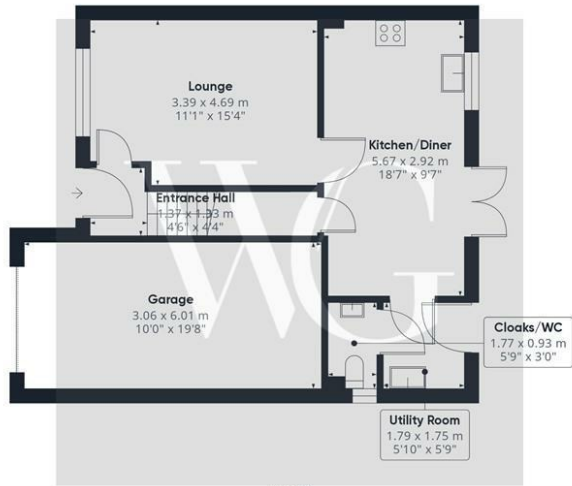
SERVICES
All mains servcies are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The councl tax band is D.







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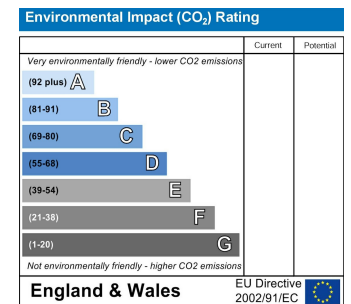
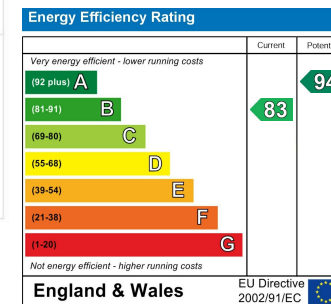
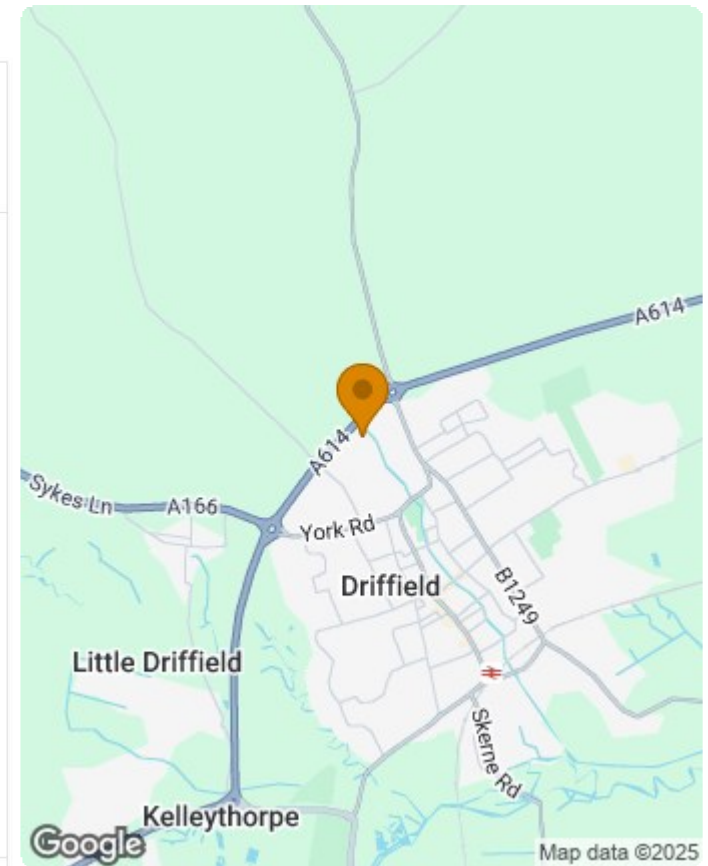
Approximate total area[®]
113.54 m²
1222.13 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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