

# linkagency

4 Bedroom House - Detached for Sale

£260,000

14A Woodland Rise, Driffield, YO25 5JB



## KEY FEATURES

- IMPROVED AND BEAUTIFULLY DECORATED THROUGHOUT
- UPDATED KITCHEN AND UTILITY ROOM
- ENERGY EFFICIENT WITH THE BENEFIT OF SOLAR PANELS
- SINGLE GARAGE AND PARKING
- RECENT NEW FLOORING TO ALL THE GROUND FLOOR ROOMS
- LARGE LOUNGE OVERLOOKING THE REAR GARDEN
- 1 MILE EAST OF DRIFFIELD TOWN CENTRE
- POPULAR MARKET TOWN WITHIN EASY TRAVELLING DISTANCE TO BRIDLINGTON, SCARBOROUGH, BEVERLEY & HULL
- LOW MAINTENANCE, LANDSCAPED REAR GARDEN
- NO CHAIN

### HEAD OFFICE

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Driffield is a sought-after, picturesque, market town located at the head of the rolling East Yorkshire wolds. The residential town offers a wide range of amenities including 2 doctors surgeries, 2 dental surgeries, independent retail stores, cafes and restaurants as well as chain stores including, Boots, WH Smith, Tesco and Lidl. There are 2 primary schools as well as a popular secondary school. The East Yorkshire coast is just a 25 minute drive away and the area is surrounded by multiple pretty wolds' villages including: Hutton Cranswick, Wetwang, Sledmere and Burton Agnes which are easily reached by car or even cycle. Cycling is a popular activity in the area owing to the many quiet country roads. Driffield show ground - where an annual agricultural show is held as well as other local events - is located a 5 minute drive away. The town also has its own golf course located south of the town centre.

The home is conveniently located off the Bridlington Road east of the town centre and within easy reach a five minute walk - of Driffield's sports centre known as the East Riding Leisure Centre which has a swimming pool; the sports centre is located next to the town's secondary school . There are nearby road links to other popular East and North Yorkshire's towns: Beverley 12 miles, Scarborough 22 miles, Bridlington 13 miles and Hornsea 16 miles. The city of York is 30 miles away and Hull is reached within 22 miles. For those wanting to travel by rail, the town has a railway station located on the Scarborough to Hull Line with rail links from Paragon Station Hull to major cities including Leeds, Sheffield and London .

The versatile, beautifully maintained detached property is presented to a high standard throughout . The current owners have carried many improvements to include: new flooring fitted to all the ground floor rooms; a refurbished kitchen with the addition of sleek high gloss, handleless base and eye level units, a gas hob with a state of the art extractor hood over , a built-in eye level cooker and an integrated dishwasher . The stylish kitchen opens to a utility room with a stable style, composite door opening to the well -planned rear garden .The ground floor also features a good size separate dining room , a spacious lounge and a WC / cloakroom . The upper floor features 4 good size bedrooms ; a refurbished ensuite to bedroom 1 and a family bathroom with an over bath shower .

The rear garden has been thoughtfully landscaped and planted to create a private relaxing space . The property also benefits from a garage with an electric door and a tarmac parking space .

#### Entrance Hall

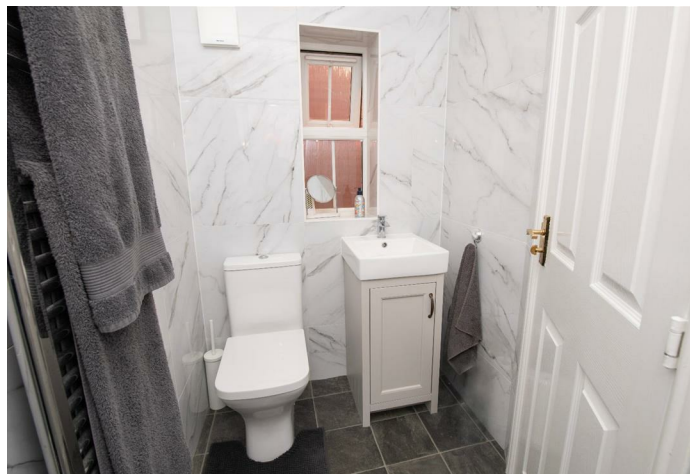
12'1" x 4'1"

Wood flooring - Stairs with fitted carpet - White painted balustrades - Radiator

#### Kitchen

12'2" x 9'8"

Wood flooring - Comprehensive range of recently fitted base and eye level units - Integrated eye level cooker - Gas hob with black metal splash-back - Extractor unit over - Wood effect composite work tops - Integrated dishwasher - Single drainer composite sink with monochrome mixer tap - Tiled splash-backs - Radiator - Aspect to the front



### Utility Room

7'9" x 5'10"

Open plan form kitchen - Continuation of kitchen units - space for dryer - space for washing machine - Wall mounted gas boiler with service record - Radiator - Stable - style composite door to the rear garden

### Ground floor WC

5'0" x 2'10"

Wood flooring - Pedestal corner wash basin - Tiled splash-back - Low flush WC - Radiator - Window with aspect to the rear garden

### Living room

14'11" x 11'10"

Wood flooring - Double french doors to the rear garden - Feature wall-mounted electric fire in contemporary surround - Radiator

### Dining Room

13'6" x 8'5"

Wood flooring - Bay window with aspect to the front - Radiator

### Stairs and Landing

12'8" x 6'5"

Fitted carpet to stairs - White painted balustrades - Built-in airing cupboard with water tank - Access to the loft

### Bedroom 1

11'9" x 10'7"

King size room - Aspect to the rear - Fitted carpet - Radiator

### Ensuite

8'4" x 4'6" max

Recently refurbished - Fully tiled walls - Sink set on cupboard unit - Water fall -style mixer tap - Tall ladder - style towel radiator - Intact vinyl flooring - Window with aspect to the side - Extractor fan

### Bedroom 2

14'4" x 9'10" max

Double room - Aspect to the front - Radiator - Fitted carpet

### Bedroom 3

9'3" x 8'5"

Small double - Fitted carpet - Radiator - Aspect to the front

### Bathroom

8'5" x 4'7"

3 piece white suite : Pedestal wash basin - Tiled splashback - Bath with mains shower over - Tiles to the walls around the bath - Low flush WC - Radiator - Window with aspect to the side - Extractor fan - Linoleum flooring

### Bedroom 4

8'5" x 7'7"

Small double room - Fitted carpet - Radiator - Aspect to the rear

### Gardens

Front

Lawn - Planted area with roses - Pavers to the front door - Tarmac driveway - Single garage

Sides

Gates to both sides - Pavers to the right hand side

Rear

Low maintenance - paved patio area - Space and hard standing for a hot tub - Gazebo with timber roof - Large shed - Gravel area - Large sloping planted borders with a variety of shrubs



### Garage

16'7" x 8'11"

Semi detached garage - Electric roller door

### Extra Details

Solar panels and solar energy supplied by A shade Greener

Recently fitted wood flooring to all ground floor rooms

Updated kitchen with gloss fronted, handle -less cupboards

Gas central heating boiler with service contract with British Gas

Upvc double glazing

### Personal Agent Jayne at Link Agency

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

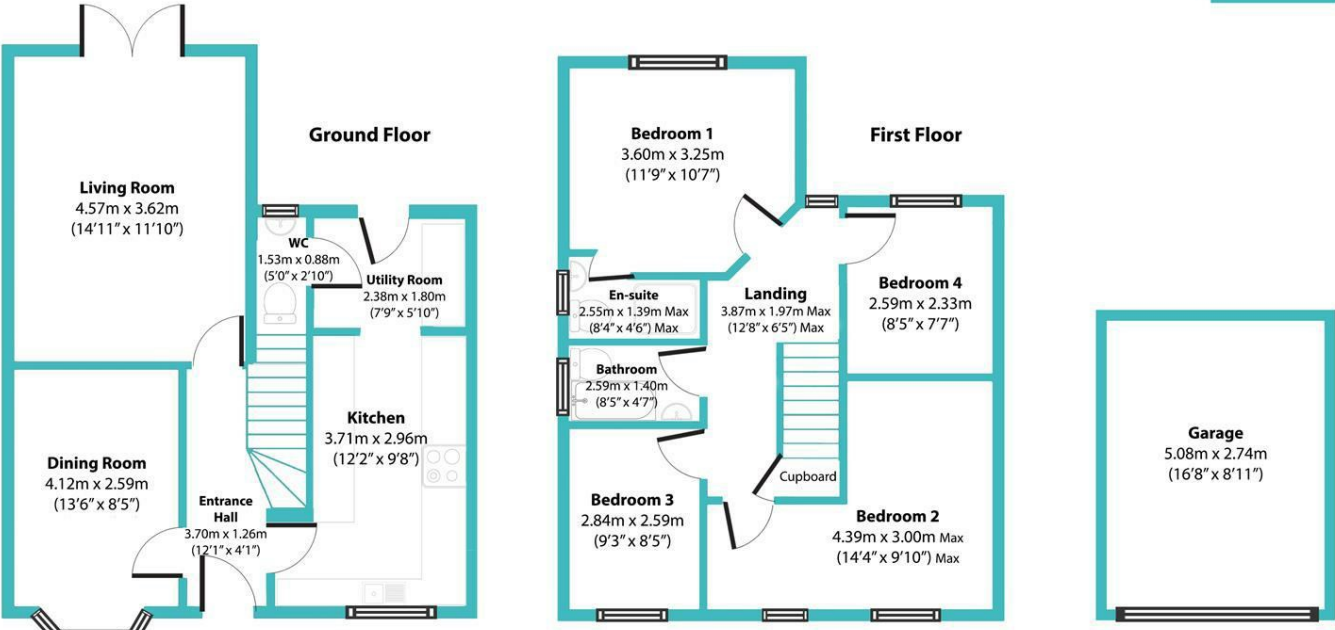
A 24/7 telephone answering service

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Approximate Gross Internal Floor Area  
96.1 Sq Metres / 1034.4 Sq Feet  
(Not Including Garage)



Disclaimer:

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	82
(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	

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