

Park Row



Garton-On-The-Wolds, Driffield, YO25 3ES

Offers Over £375,000



Modern Detached Home in Village location

Set in the picturesque village of Garton-on-the-Wolds, this modern detached home offers a perfect combination of contemporary living and rural tranquility.

The property boasts outstanding privacy with an electric gate leading to a spacious driveway accommodating 5+ cars. The wrap-around, south-facing garden offers all-day sun and countryside views, making it an ideal spot for outdoor living and entertaining.

Inside, you'll find a modern dining kitchen, a bright living room, three generous double bedrooms, and a versatile sunroom/office perfect for remote work. The property is designed with energy efficiency in mind with refreshed windows, doors, boiler, loft insulation and an EV charging point. The property also benefits from utility room and an integrated workshop behind the double garage offering additional convenience and space for hobbies or storage. This home offers modern comforts, excellent energy efficiency, and superior privacy, all within a village setting. Viewing is highly recommended to appreciate its unique features and prime location. The village is home to a well-regarded local school and St Michael's 13th century church, while Driffield and excellent transport links, making York, East Coast and beyond easily accessible. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



GROUND FLOOR ACCOMMODATION

Entrance

Composite entrance door with four small double glazed frosted panels leading into:

Utility Room

9'11" max x 6'2" max (3.04 max x 1.90 max)



Having base and wall units in a 'Cashmere' high gloss finish with rolltop laminated work tops with tiled splashback. Circular stainless steel sink with chrome mixer tap over, plumbing for automatic washing machine. Light oak effect 'click' vinyl flooring. Central heating radiator, ceiling downlighters and door leading to kitchen diner and further door leading to:

Cloaks

4'5" x 3'2" (1.37m x 0.99m)

Having a white suite comprising: close coupled w.c and wall mounted glass wash hand basin with chrome mixer tap over and mosaic tiled splashbacks. Vinyl 'click' light oak flooring, central heating radiator, ceiling downlighters and ceiling mounted electric extractor fan.

Kitchen Diner

23'2" x 11'7" (7.08m x 3.54m)



Having base, wall and tall units in a 'Cashmere' high gloss finish with square edge laminated work tops. Glass drainer with recessed stainless steel sink with chrome mixer tap over. Fan assisted 'Bosch' double oven. Integrated fridge, freezer and dishwasher. smoked mirrored splashbacks, uPVC double glazed windows to the front and side elevations. Television point, 'click' vinyl light oak effect flooring. Two modern tall central heating radiators, door leading to inner hallway and double doors give access to:





Living Room

17'4" x 14'9" (5.30m x 4.50m)



Inner Hallway

Access to the loft, ceiling downlighters, built in storage cupboard for coats, shoes etc. Further built-in storage cupboard providing shelved storage space. Smoke alarm, laminate wood flooring and doors leading off.



Timber effect laminate wood flooring, coving, central heating radiator, uPVC double glazed window to the front elevation and uPVC double glazed bi-fold doors to the side elevation with views over open fields. Television point, ceiling downlighters and two central heating radiators.

Bedroom One

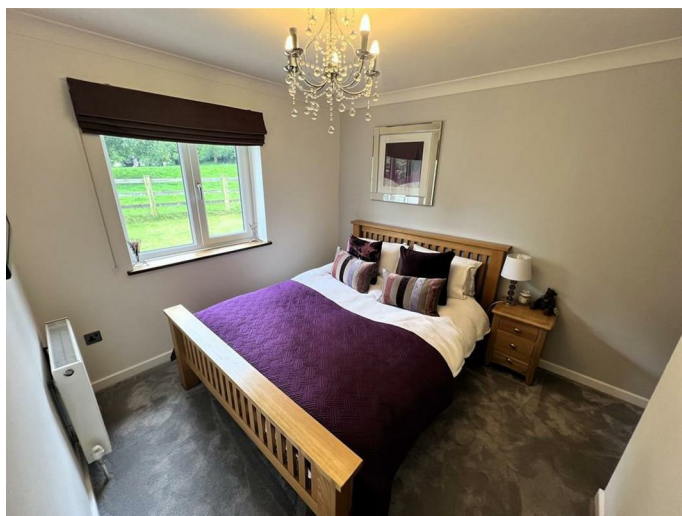
16'6" x 9'6" (5.03m x 2.91m)



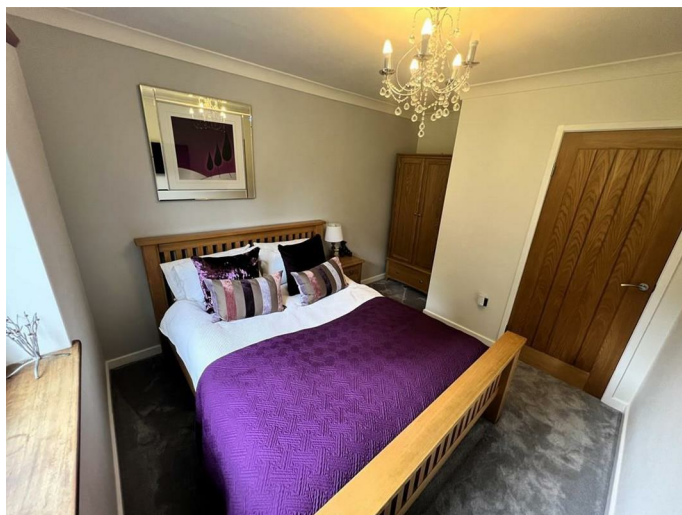
Coving, central heating radiator and uPVC double glazed window to the side elevation with views over fields.

Bedroom Two

9'6" x 9'4" + recess (2.91m x 2.85 + recess)



Coving, central heating radiator and uPVC double glazed window to the side elevation.



Bedroom Three

10'8" x 8'11" (3.27m x 2.74m)



Coving, central heating radiator and uPVC double glazed window to the rear elevation with views over fields. This bedroom is currently utilised as a dressing room.

Family Bathroom

9'10" x 6'5" (3.01m x 1.96m)



White four piece suite comprising: bath with chrome taps over with integrated shower attachment and low flush w.c. Sink with chrome mixer tap built-in with dark wood vanity unit below, matching mirrored over sink unit and wall mounted storage cupboard. Separate double shower cubicle with mains shower. Tiled to ceiling height to all walls and tiled flooring. UPVC double glazed frosted window to the side elevation.



Sun Room/Office
9'10" x 5'5" (3.02m x 1.67m)



UPVC double glazed windows to the side and rear elevations. Fully glazed uPVC door. Laminate wood flooring.

EXTERIOR

Front

Accessed via an electronically operated sliding vehicular access gate with resin driveway providing off street parking for multiple vehicles and is fully enclosed with perimeter fence. Electric charger point. Outside tap to the side and double garage with twin electrically operated roller shutters with power and light connected. Outside floodlight and decorative up and down lighters. Timber gateway gives access to rear.

Rear

Enclosed with combination perimeter fence and hedging. Lower level resin pathway surround and step leading to a lawned garden which continues around the left hand side. Further lawned area backing onto open fields, patio area and decorative shrubs.







TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding Of Yorkshire

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas:

Oil: central heating

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new

mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS.

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

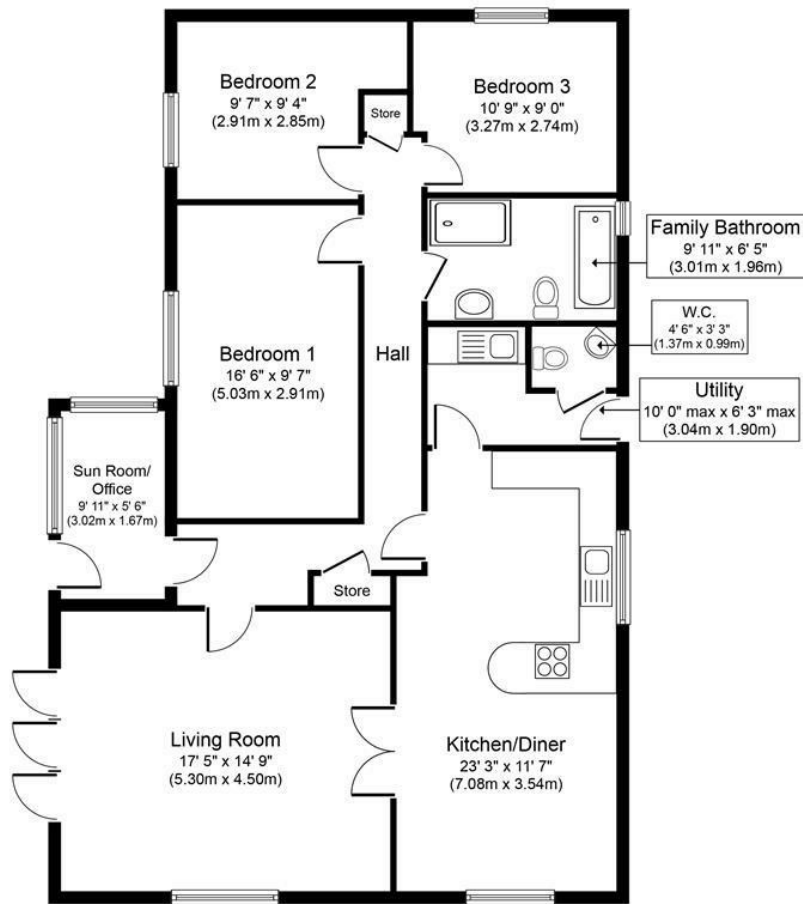
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS.

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate Floor Area
1,219 sq. ft.
(113.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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