



15 Woodmansey Garth
Driffield

YO25 5GF

SHARED OWNERSHIP

£260,000

4 Bedroom Detached House

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Garden



4



2



2



Garage & Off
Road Parking



Gas Central Heating

15 Woodmansey Garth, Driffield, YO25 5GF

Offered in conjunction with Heylo Housing on a shared ownership basis, this is a detached house located in an attractive setting on the fringe of this established development. Location is everything ... this house really does stand out from the crowd with a quiet setting and also being within a short woodland style walk leading to North Street which is adjacent to Middle Street North, Driffield's main thoroughfare.

The house itself is beautifully presented and includes a front facing lounge plus desirable open plan living room/kitchen at the rear with doors opening out onto a landscaped rear garden. The first floor includes master bedroom with en-suite along with three further bedrooms and house bathroom.

Purchasing a home on a shared ownership scheme can mean that the deposit you require for the purpose of a mortgage is significantly reduced. A 50% share is available for £130,000. A market rent is payable for the remaining share and there is the option to purchase additional shares when time permits. The purchase is suitable to qualification. See notes at the end of this listing.

SHARED OWNERSHIP

This property is being offered on a shared ownership basis in conjunction with Heylo Homes. As part of its resale, a formal valuation has been undertaken which has dictated the asking price. At this stage, Only a 50% share of the property is available to purchase at half of the formal valuation. A market rent is payable for the remaining share.

Once you have viewed this property and if you are interested, your eligibility to purchase will need to be assessed and confirmed but we have included a link to the eligibility criteria within this listing.

DRIFFIELD - Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Lounge



Day Room/Kitchen



Day Room/Kitchen

Accommodation

ENTRANCE HALL

4' 6" x 4' 3" (1.38m x 1.31m)

With straight flight staircase leading off to the first floor.

Radiator.

LOUNGE

15' 4" x 11' 3" (4.69m x 3.44m)

With front facing window and wall hung flame effect fire with

mock log store beneath. Radiator.

DAYROOM/KITCHEN

18' 7" x 9' 6" (5.68m x 2.91m)

With doors leading out onto the rear garden and a wood effect laminate style flooring. Radiator.

Open plan into the kitchen area which itself is fitted along three walls with base and wall mounted cupboards. Co-ordinating worktops. Integrated appliances include electric oven and gas hob with stainless steel back and extractor fan above. Fridge/freezer.

UTILITY ROOM

5' 8" x 5' 8" (1.73m x 1.73m)

With stainless steel sink and base cupboard beneath. Space and plumbing for automatic washing machine. Wall hung boiler and door to the exterior.

CLOAKROOM/WC

5' 8" x 3' 0" (1.75m x 0.93m)

With low level WC and pedestal wash hand basin and tiled splashback. Radiator.

FIRST FLOOR LANDING

11' 5" x 3' 2" (3.50m x 0.98m)

MASTER BEDROOM

10' 0" x 9' 8" (3.07m x 2.95m)

With front facing window. Radiator.

EN-SUITE

7' 0" x 6' 1" (2.14m x 1.86m)

With shower enclosure having a plumbed-in mixer shower, pedestal wash hand basin and low level WC. Radiator.

BEDROOM 2

11' 2" x 9' 8" (3.41m x 2.95m)

With front facing window. Radiator.

BEDROOM 3

14' 0" x 8' 1" (4.28m x 2.48m)

With rear facing window. Radiator.



Master Bedroom



En-suite



Bedroom 2



Bedroom 3

BEDROOM 4

10' 2" x 8' 1" (3.11m x 2.48m)

With rear facing window. Radiator.

BATHROOM

6' 11" x 6' 2" (2.11m x 1.90m)

With suite comprising a panelled bath having a shower over with glass side screen, low level WC and pedestal wash hand basin. Radiator.

OUTSIDE The property stands back from the roadside behind an open plan front garden which is predominantly laid to lawn. There is a good sized expanse of tarmac drive/forecourt which provides off-street parking and leads to an integrated single garage. To the rear of the property is a most attractive area of garden featuring patio, immediately adjacent to the house, lawn and well planted landscaped borders.

There is an attractive tree belt beyond the rear boundary.

CENTRAL HEATING Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING Sealed unit double glazing throughout.

TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES All mains services are available at the property.

COUNCIL TAX Band D.

ENERGY PERFORMANCE CERTIFICATE Rating B.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1. Regulated by RICS



Bedroom 4



Bathroom

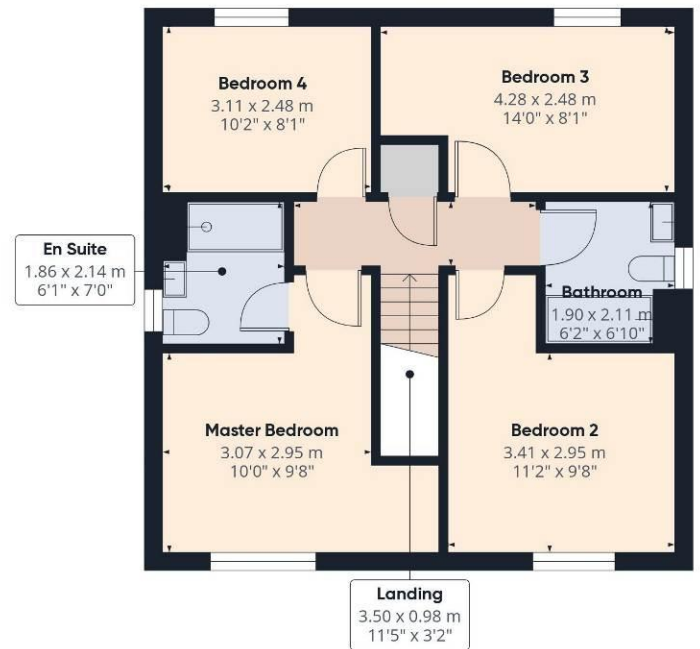


Rear Elevation

The digitally calculated floor area is 94 sq m (1012 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

15 Woodmansey Garth

Gate Farm

Water Forloms

Hospital

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪
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