



Asking Price
£185,000

**22 Woodmansey Garth,
Driffield, YO25 5GF**

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
Freehold, vacant possession on completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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22 Woodmansey Garth, Drifffield, YO25 5GF

22 Woodmansey Garth is a well presented three bedroom mid terrace property. This would make a fabulous starter home for any potential buyer looking to get on the property ladder and buy their first home.

The property briefly comprises:- entrance hall, cloakroom, kitchen/diner, lounge, first floor landing with primary bedroom and en-suite, two bedrooms, bathroom, garden and allocated parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL- 12'7 (3.85m) x 4'1 (1.26m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

CLOAKROOM- 5'7 (1.72m) x 2'10 (0.89m)

Opaque window to the front aspect, tiled splash back, sink with pedestal, low flush WC, wood effect laminated flooring, radiator and extractor fan.

KITCHEN/DINING AREA- 15'7 (4.76m) x 9'2 (2.82m)

Window to the front aspect, cupboard housing the gas boiler, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob with splash back, extractor hood, wood effect laminated flooring, radiator and power points.

LOUNGE- 10'5 (3.19m) x 16'3 (4.96m)

French doors and window to the rear aspect, understairs cupboard, fitted caprets, radiator, TV point and power points.

FIRST FLOOR LANDING- 11'4 (3.46m) x 3'10 (1.19m)

Fitted carpets, radiator and power points.

BEDROOM ONE- 14'6 (4.43m) x 9'0 (2.77m)

Double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7'7 (2.33m) x 4'10 (1.49m)

Tiled splash back, three piece bathroom suite

comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, laminated flooring, radiator and extractor fan.

BEDROOM TWO- 9'5 (2.89m) x 9'0 (2.76m)

Another double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 10'5 (3.19m) x 7'0 (2.15m)

Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 5'9 (1.76m) x 6'10 (2.10m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with drainer unit and tiled splash back, panelled bath with separate shower attachment, laminated flooring, radiator and extractor fan.

GARDEN

South-west facing garden which is mainly laid to lawn, patio area to the immediate rear, timber fencing ensuring it's fully secure with gated rear access.

PARKING

Allocated off street parking.

