



1 Woodland Court  
Driffield

YO25 5LH

ASKING PRICE OF

**£245,000**

**3 Bedroom Detached House**

Est. 1891  
**Ulllyotts**  
Estate Agents

01377 253456



Garden



Garage & Off  
Road Parking



Gas Central Heating

## 1 Woodland Court, Driffield, YO25 5LH

Located in a quiet cul-de-sac off Woodland Rise and, therefore, enjoying a quiet setting, this is a smartly presented detached house which offers three bedroom accommodation and likely of interest to a variety of buyers!

The property is in excellent overall condition throughout and offers a good range of accommodation that includes main lounge, having a bay window to the front, plus open plan dining kitchen to the rear. A conservatory has been added from the dining area and the master bedroom, of the three, has an en-suite.

The property benefits from a partially converted garage currently used as a utility, with fitted worktop and plumbing for automatic washing machine beneath and also provides an additional reception room or even garden room, if required.

The rear of the property has a mature backdrop giving privacy.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

### 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 - Virtually Staged



Breakfast Kitchen



Breakfast Kitchen - Virtually Staged

## Accommodation

### ENTRANCE HALL

12' 9" x 3' 4" (3.90m x 1.03m)

With ceramic tiled flooring, built in storage cupboard and quarter-turn staircase leading off to the first floor. Radiator.

### CLOAKROOM/WC

4' 9" x 2' 9" (1.46m x 0.85m)

With obscured front facing window and low level WC and wash hand basin. Radiator.

### LOUNGE

15' 9" x 10' 5" (4.82m x 3.18m)

With front facing bay window. Two radiators.

### BREAKFAST KITCHEN

17' 6" x 10' 11" (5.34m x 3.33m)

Fitted in a 'U' shape with a range of modern base cupboards with worktops over. Matching wall mounted cupboards to one wall and integrated appliances including Zanussi electric oven plus electric hob with extractor hood over. One and a half bowl stainless steel sink with base cupboard beneath and ceramic tiled flooring. Radiator.

Built-in understairs storage cupboard and being open plan into a spacious dining/breakfast area. Radiator.

French doors leading into:

### CONSERVATORY

17' 8" x 4' 6" (5.41m x 1.38m)

With French doors leading into the garden. Personal door leading into the garage, this being partially converted to provide an additional working area, or indeed garden room, as it has French doors onto the rear garden.

### FIRST FLOOR LANDING

9' 1" x 6' 6" (2.78m x 1.99m)

With built-in storage cupboard and housing the hot water cylinder.

### BATHROOM

7' 9" x 6' 7" (2.37m x 2.02m)

With panelled bath having a shower over, pedestal wash hand basin and low level WC. Radiator.

### BEDROOM 1

11' 9" x 10' 6" (3.59m x 3.21m)

With a front facing window and fitted with a range of wardrobes. Radiator.



Breakfast Kitchen



Breakfast Kitchen - Virtually Staged



Conservatory



Utility Room

**EN-SUITE**

10' 4" x 3' 11" (3.16m x 1.20m)

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

**BEDROOM 2**

10' 11" x 10' 7" (3.35m x 3.24m)

With rear facing window. Radiator.

**BEDROOM 3**

7' 2" x 6' 7" (2.20m x 2.01m)

With front facing window and built-in storage cupboard. Radiator.

**OUTSIDE**

The property stands back from the road behind its own front forecourt, this being predominantly gravelled. There is a tarmac drive which leads to the front part of the garage which is used for storage. There is plenty of off-road parking for at least four vehicles.

To the rear of the property is an enclosed area of garden featuring lawn with raised timber deck with further established bed featuring a mature backdrop beyond.

**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 C.

**ENERGY PERFORMANCE CERTIFICATE**

Rating C.

**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



Bedroom 1



Bedroom 1 - Virtually Staged



En-suite



Bedroom 2

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 3

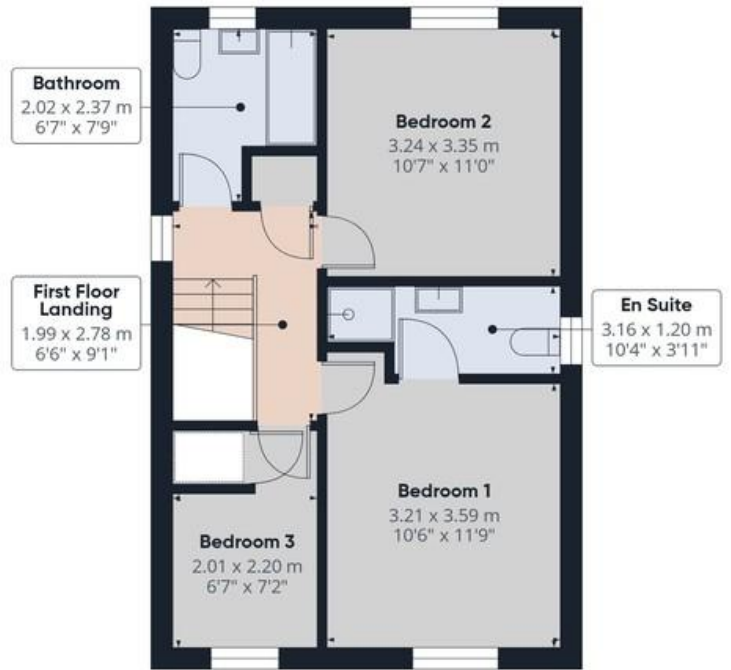


Bathroom

The digitally calculated floor area is 100 sq m (1,077 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

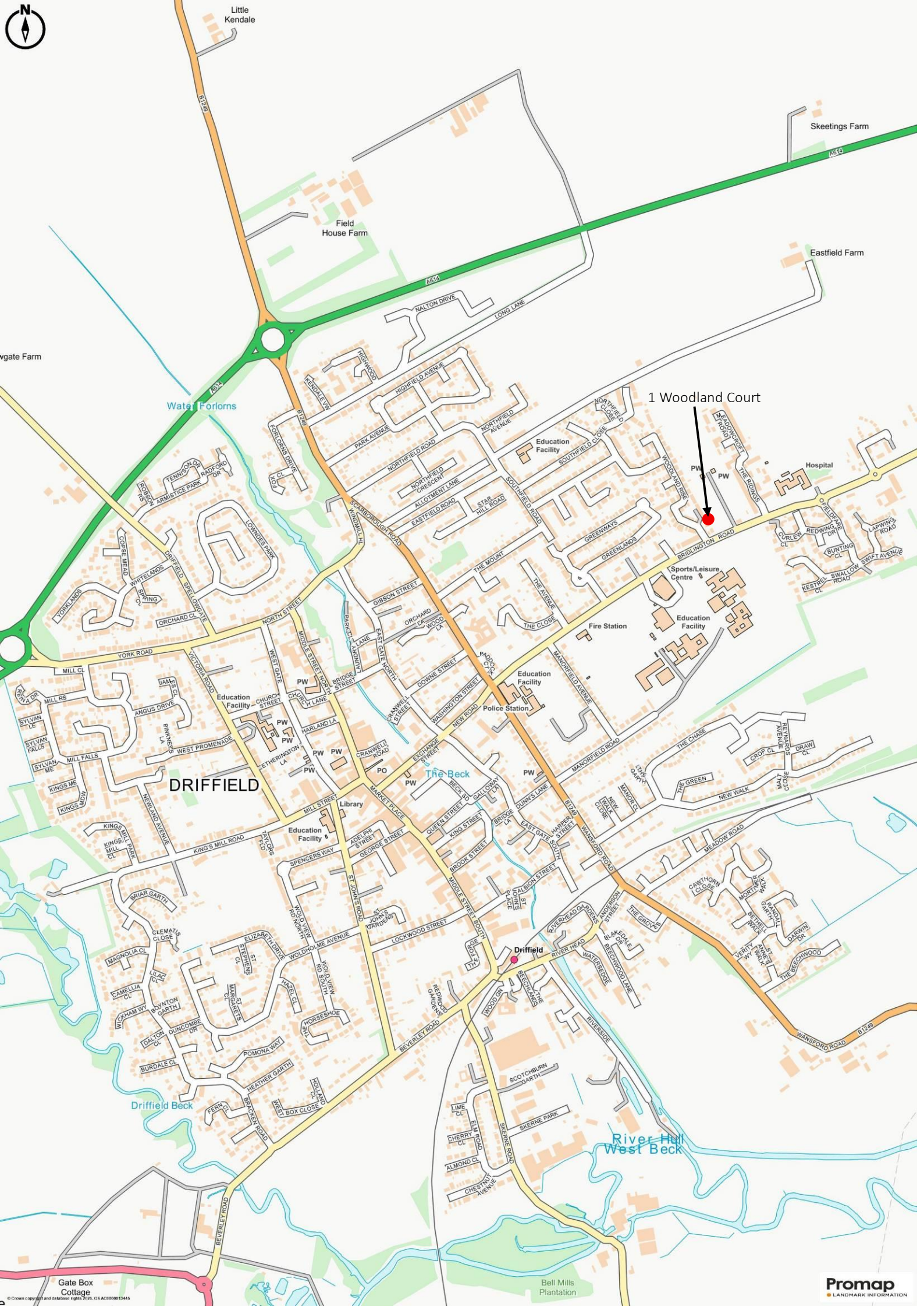


Floor 0



Floor 1





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Gate Farm

Water Forlons

1 Woodland Court

Hospital

Sports/Leisure Centre

Fire Station

Police Station

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

