

**Asking Price
£375,000**

**10 Wold View Road North,
Driffield, YO25 6RP**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

TENURE

The property is Freehold and offered with the benefit of vacant possession upon 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 'D'.

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.





THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 4'11 (1.51m) x 11'3 (3.45m)
An inviting entrance hall with door and window to the front aspect, stairs leading to the first floor landing with handy understairs storage cupboard, fitted carpets, radiator, telephone point and power points.

LOUNGE- 16'4 (4.99m) x 11'10 (3.61m)
Light, bright and airy living space with windows to the front, side and rear aspect, coving, gas fireplace with marble hearth, surround and mantel piece, built in storage cupboards and shelving, fitted carpets, radiator, TV point and power points.

DINING ROOM- 10'11 (3.33m) x 8'3 (2.52m)
Window to the rear aspect, coving, fitted carpets and radiator.

OPEN PLAN KITCHEN- 11'8 (3.56m) x 10'3 (3.14m)
A country style kitchen with window to the side aspect, coving, built in pantry, tiled splash back, a range of solid wood wall and base units, one and a half sink with drainer unit, space for white goods, built in eye-level double oven, induction hob, solid wood flooring, and radiator. Leading into:

SNUG/BREAKFAST AREA- 11'6 (3.51m) x 13'10 (4.24m)
A versatile room which opens up onto the garden with sliding doors, windows to the rear and side aspect, coving, dado rail, solid wood flooring, radiators and power points.

REAR HALLWAY- 3'0 (0.92m) x 7'4 (2.25m)
Door to the side aspect and tiled flooring.

UTILITY ROOM- 5'4 (1.64m) x 4'0 (1.23m)
Opaque window to the side aspect, wall mounted gas boiler, plumbing for washing machine, space for dryer, shelving and power points.

WC- 5'3 (1.61m) x 2'11 (0.90m)
Opaque window to the front aspect, tiled splash back, wall mounted sink, low flush WC and tiled flooring.

FIRST FLOOR LANDING- 3'2 (0.97m) x 12'10 (3.93m)
Window to the front aspect, built in storage cupboards housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 16'4 (4.99m) x 9'10 (3.01m)
Large primary bedroom with window to the rear and front aspect, coving, built in wardrobes and storage cupboards, fitted carpets, radiators and power points.

BEDROOM TWO- 10'10 (3.30m) x 10'4 (3.16m)
Window to the rear and side aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

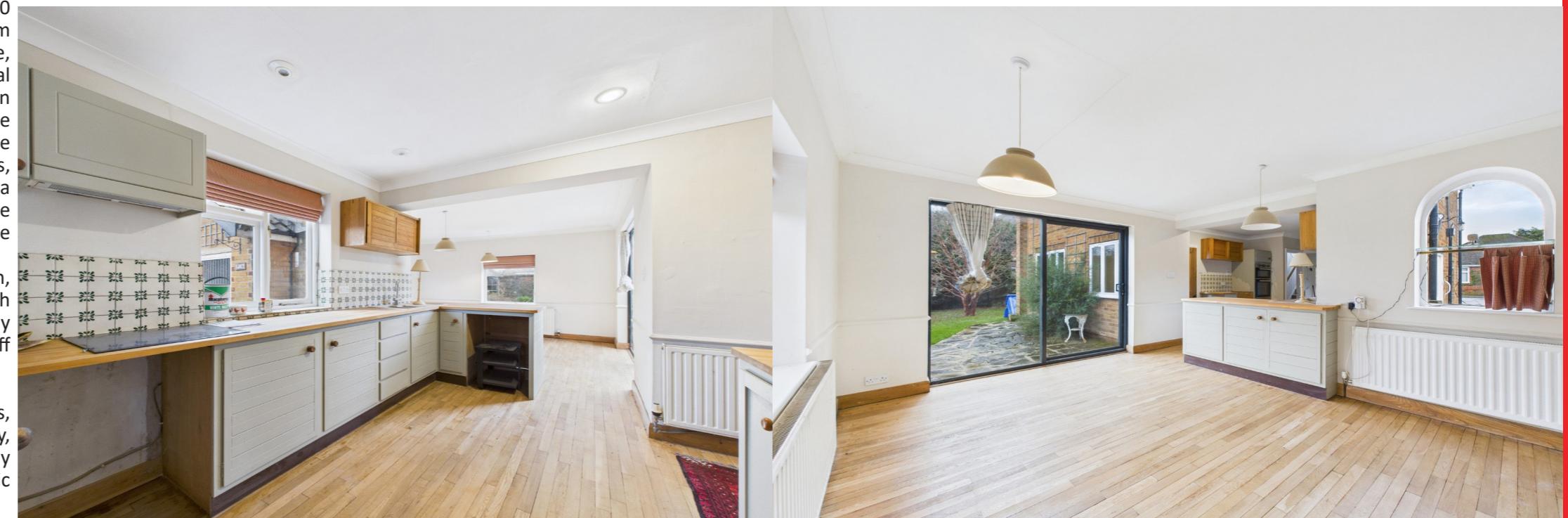
BEDROOM THREE- 10'9 (3.30m) x 8'4 (2.55m)
Window to the rear aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 10'3 (3.14m) x 7'4 (2.26m)
Spacious family bathroom with opaque windows to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, shower cubicle, vinyl flooring, heated towel rail, radiator and shaving point.

GARDEN
A superb wrap around walled garden which is beautifully presented and incredibly private and secure! It is predominantly East facing and is mainly laid with lawn, patio area to the immediate rear and additional patio with summerhouse, planted shrubs and trees with gated side access. The garden is fully enclosed and the front garden is laid with lawn.

GARAGE
Single garage with electric doors, side pedestrian door, power and lighting.

PARKING
Gated off street parking for two/three cars. There is also space to create additional parking if necessary.



10 Wold View Road North, Driffield, YO25 6RP

DESCRIPTION

Rare, individual and coming to the market for the first time ever! 10 Wold View Road North is an extremely well presented, three bedroom detached home and is ideal for any potential buyer looking to downsize, buy their first home and for it to be within walking distance of the local town centre. This home offers comfortable and spacious accommodation allowing anyone to put their own stamp on it as well as external space for a potential extension (subject to planning) which would enhance the property even further! Positioned just minutes away from all amenities, the property enjoys a beautiful wrap around garden which creates a wonderful sense of space for those who enjoy the outdoors. Built in the 1960's and designed by the current owners, this truly is a special home with its individuality- Early viewings are strongly recommended! The property briefly comprises:- entrance hall, lounge, dining room, kitchen leading into an open plan snug/breakfast area, rear hallway with utility room and WC. To the first floor are three bedrooms and family bathroom. The outdoor space includes a large wraparound garden and off street parking for several cars.

LOCATION

Driffield 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.