



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

3 WOLDHOLME AVENUE, DRIFFIELD, YO25 6RW EAST YORKSHIRE

**3 WOLDHOLME AVENUE,
DRIFFIELD,
EAST YORKSHIRE, YO25 6RW**

Guide Price : £ 660,000

Beverley miles

Hull miles | York miles

A truly elegant and distinguished property, Fern Lodge, 3 Woldholme Avenue is a four/five bedroom detached home. A fine example of early 1930's design, the property offers a wonderful blend of period charm and timeless sophistication throughout. Occupying a wonderfully generous plot of around 0.3 acres which is framed by immaculate mature gardens, the property stands in prime position and is in close proximity to the local town centre and all amenities. Having been lovingly cared for by the current vendors for over 30 years, the home retains a wealth of period features that reflect its era while being presented in a neutral and stylish way. Internally it boasts several generously sized bedrooms which are complemented by a traditional feel refining its character. Altogether, this property provides a rare opportunity to acquire a historic home in a highly sought after location.

The property briefly comprises:- entrance porch, entrance hall, WC, drawing room, dining room, open plan kitchen/breakfast area, study, utility room and conservatory to the ground floor. To the first floor is the primary bedroom with en-suite, an additional three good size bedrooms with family bathroom and stairs which lead up to the second floor into bedroom five/loft area. There is a garden to the rear aspect, double garage and ample off-street parking to the front.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket, with a Leisure Centre and two privately run gyms, as well as a very highly regarded Secondary School. Pocklington Independent School is within 16 miles and Hymers and Scarborough Colleges within 18 miles. It also provides excellent road, rail and public transport connections to Hull, Beverley, Bridlington and Scarborough.



ENTRANCE PORCH

Oak door to the front aspect, window to the side and front aspect, radiator and solid wood flooring.

ENTRANCE HALL

Light and bright entrance hall with coving, radiator and stairs leading to the first floor landing.

WC

Opaque window to the side aspect, low flush WC, sink with vanity unit, solid wood flooring, radiator and extractor fan.

DRAWING ROOM- 12'9 (3.91m) x 22'9 (6.94m)

A formal living space with windows to all three aspects flooding the room with natural light. Benefitting from coving, picture rail, built in cabinets, open Jetmaster fireplace with Ancaster Limestone surround and hearth, walk through cupboard into dining room, fitted carpets, radiators and power points.

DINING ROOM- 12'9 (3.90m) x 17'10 (5.45m)

Another beautifully presented space with large bay window to the rear aspect, coving, picture rail, walk through cupboard into living room, fitted carpets, radiators and power points.

KITCHEN/BREAKFAST AREA- 19'7 (5.99m) x 14'9 (4.52m)

A stunning farmhouse style kitchen/breakfast area with timeless design with windows to the front and side aspect, inset spotlights and pendant lighting, a range of wall and base units, built in wine rack, inset sink, integrated fridge, integrated dishwasher, built in eye-level double oven, gas hob and extractor fan, laminated flooring, radiator and power points.

STUDY- 10'7 (3.25m) x 12'9 (3.91m)

Window to the rear and side aspect, coving, picture rail, built in storage shelving, fireplace, fitted carpets,

radiator and power points.

UTILITY ROOM/BOOT ROOM- 12'3 (3.76m) x 7'11 (2.42m)

Door to the front aspect leading out to the driveway and bin store, skylights, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, inset sink with pull down hose, integrated washing machine and space for dryer, laminated flooring and power points.

CONSERVATORY- 18'11 (5.79m) x 10'4 (3.15m)

A great addition overlooking the garden with French doors to the rear and side aspect, tiled flooring and power points.

FIRST FLOOR LANDING

Windows to the front and side aspect, coving, large storage cupboards, fitted carpets, radiator and power points. There are stairs leading to the second floor.

BEDROOM ONE- 12'9 (3.89m) x 16'2 (4.95m)

Double primary bedroom overlooking the garden with bay window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

EN-SUITE- 10'8 (3.26m) x 6'6 (1.99m)

Windows to the rear and side aspect, inset spotlights, partially panelled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment, walk in shower cubicle with power shower, marble tiled flooring, heated towel rail, underfloor heating and extractor fan.

BEDROOM TWO- 12'10 (3.91m) x 15'10 (4.85m)

Windows to all three sides, coving, built in wardrobes, sink with vanity unit, fitted carpets, radiator and power points.

BEDROOM THREE- 10'11 (3.33m) x 11'2 (3.41m)

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

BEDROOM FOUR- 8'10 (2.71m) x 9'7 (2.94m)

Windows to the front and side aspect, coving, picture rail, sink, fitted carpets, radiator and power points.

BATHROOM- 10'3 (3.15m) x 6'0 (1.83m)

Spacious family bathroom with opaque windows to the front aspect, coving, picture rail, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with shower attachment, shower cubicle with power shower, built in storage cupboard housing the water tank, vinyl flooring, heated towel rail and extractor fan.

SECOND FLOOR

BEDROOM FIVE/OFFICE/LOFT SPACE- 15'0 (4.58m) x 11'8 (3.57m)

Velux windows to the front and side aspect, access to the eaves, built in storage cupboard, sink with vanity unit, fitted carpet and power points.

GARDEN

A simply stunning and sunny South facing garden which is mainly laid with lawn and large patio area to the immediate rear of the property ideal for seating and hosting. There is a decking area to one side which houses a fantastic timber summer house/home office which benefits from a log burner stove, power and lighting creating a great multi-use space to suit each buyer's needs. The garden is surrounded by mature trees, flower borders and shrubs making it completely private and secure, with additional workshop, three further storage sheds and Wendy House.

DOUBLE GARAGE- 21'9 (6.65m) x 18'5 (5.62m)



Up and over electric, remote controlled double doors, French doors to the rear aspect, built in shelving, power and lighting. Loft space is access by a pull down ladder.

PARKING

Ample off street parking for around six cars.

SERVICES

All connected to mains. Mains gas, water, electricity and FTTH Broadband.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

EPC

This property's energy rating is D.

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

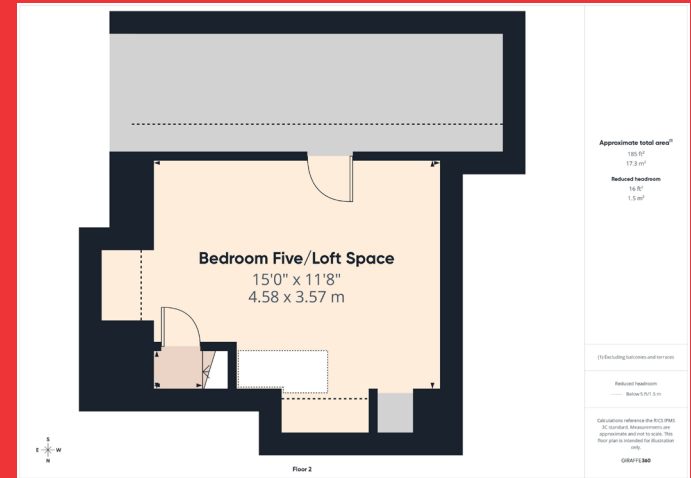
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





56 MARKET PLACE, DRIFFIELD | TEL: 01377 241919 | www.dee-atkinson-harrison.co.uk