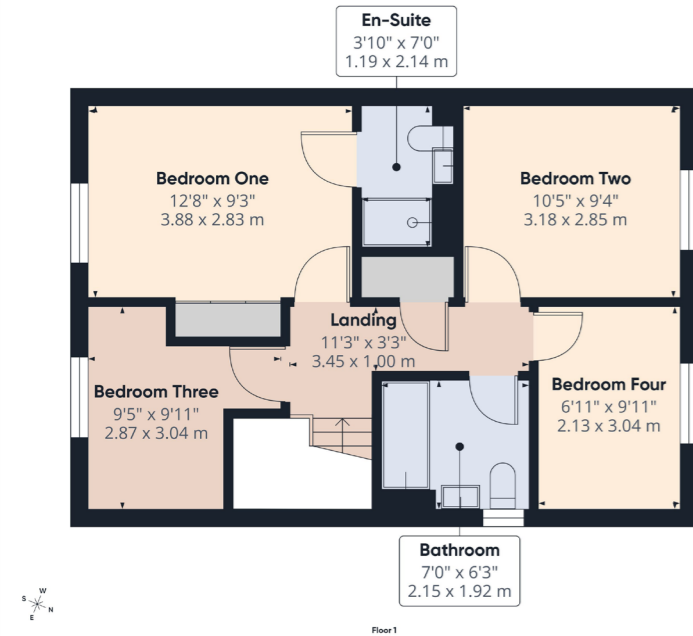


Approximate total area¹⁾
545 sq ft
50.2 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05 '00 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area¹⁾
489 sq ft
45.4 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05 '00 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Asking Price
£295,000

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

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.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 13'7 (4.15m) x 5'0 (1.54m)

Composite door to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 6'8 (2.04m) x 2'11 (0.90m)

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

LOUNGE- 15'8 (4.79m) x 10'11 (3.34m)

Spacious living area with window to the front aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 12'1 (3.70m) x 19'7 (5.98m)

Stylish and well presented with French doors and window to the rear flooding the room with natural light, cupboard housing the gas boiler, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, built in double oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Built in linen cupboard, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 12'8 (3.88m) x 9'3 (2.83m)

Double primary bedroom with window to the front aspect, built in wardrobes with sliding doors, fitted carpets, radiator, TV point and power points.

EN-SUITE- 3'10 (1.19m) x 7'0 (2.14m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with

pedestal and mixer tap, fully tiled walk in shower, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 10'5 (3.18m) x 9'4 (2.85m)

Window to the rear aspect, built in wardrobes with matching bedside tables, fitted carpets, radiator and power points.

BEDROOM THREE- 9'5 (2.87m) x 9'11 (3.04m)

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

BEDROOM FOUR- 6'11 (2.13m) x 9'11 (3.04m)

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

BATHROOM- 7'0 (2.15m) x 6'3 (1.92m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, tiled splash back and mixer tap, panelled bath with shower attachment, vinyl flooring, radiator and extractor fan.

GARDEN

A stunning North-West facing garden which has been landscaped by the current owners to create a beautiful outside space. It is partially laid with lawn, patio area to the immediate rear, planted flowers and shrubs throughout and timber fencing with gated side access.

GARAGE

Detached garage with up and over door, power and lighting.

PARKING

Off street parking for two cars.

1 Woodmansey Garth, Driffield, YO25 5GF

DESCRIPTION

Brought to the market in impeccable condition, 1 Woodmansey Garth is a newly built four bedroom detached home. Offering contemporary living in a sought after newly-built residential area, this property is ideal for a wide range of different buyers whether you are looking to upsize or downsize. This home is presented in move in condition and still benefits from the peace of mind provided by the NHBC warranty. The property features a lovely open plan kitchen/diner ideal for hosting or family time with beautifully landscaped gardens to the rear. An excellent choice for buyers looking for a high quality property!

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing, primary bedroom with en-suite, three additional bedrooms, family bathroom, detached garage, rear garden and off street parking.

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.

