



3 Woodcock Vale
Drifffield
YO25 5FX

ASKING PRICE OF

£270,000

4 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Kitchen/Dayroom

 4
  2
  2
  Garage & Off road parking
  Gas Central Heating

3 Woodcock Vale, Drifffield, YO25 5FX

All modern homes are definitely not the same ... this detached home is located within an exclusive cul-de-sac of only three dwellings and, as such, benefits from an exceptionally quiet location with hardly any local traffic noise. The accommodation on offer is light and airy and benefits from many upgrades over and above the builders original specification. The four bedrooms on the first floor are generously proportioned, whilst on the ground floor is an open plan kitchen with dayroom and separate lounge.

There is an integrated single garage plus parking to the front and enclosed garden to the rear.

In summary, the perfect combination of a modern home, low maintenance and an excellent setting far removed than many homes on modern developments.

DRIFFIELD

Drifffield 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



Kitchen



Dayroom



Cloaks/WC

Accommodation

ENTRANCE HALL

6' 7" x 3' 4" (2.01m x 1.03m)

With straight flight staircase leading off to the first floor.
Radiator.

LOUNGE

15' 7" x 10' 5" (4.75m x 3.18m)

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

KITCHEN/DAYROOM

16' 11" x 9' 5" (5.17m x 2.89m)

An outstanding open plan room combining living space plus kitchen with French doors leading out onto the rear garden. The kitchen area is extensively fitted with a range of base and wall mounted cupboards along with worktops and integrated appliances which include electric oven and four ring hob with extractor over. Integrated microwave and fridge/freezer. Radiator.

UTILITY ROOM

6' 0" x 4' 11" (1.83m x 1.51m)

A separate utility room with base and wall mounted cupboards and fitted worktops. Space and plumbing for automatic washing machine and wall mounted gas central heating boiler.

CLOAKROOM/WC

4' 6" x 3' 0" (1.39m x 0.92m)

Low level WC with a concealed cistern and pedestal wash hand basin. Part-tiled walls.

FIRST FLOOR LANDING

10' 9" x 3' 2" (3.30m x 0.98m)

With storage cupboard.

BEDROOM 1

13' 0" x 10' 6" (3.97m x 3.22m)

With front facing window. Radiator.

EN-SUITE

5' 9" x 5' 2" (1.76m x 1.58m)

With shower enclosure, low level WC with encased cistern and wash hand basin. Part-tiled walls and chrome heated towel radiator.

BEDROOM 2

13' 0" x 8' 3" (3.97m x 2.52m)

With front facing window. Radiator.

BEDROOM 3

12' 2" x 7' 10" (3.72m x 2.40m) With rear facing window. Radiator.



Utility Room



Bedroom 1



Bedroom 1



En-suite

BEDROOM 4

10' 0" x 7' 9" (3.05m x 2.37m)
 With rear facing window. Radiator.

BATHROOM

6' 2" x 5' 6" (1.89m x 1.70m)
 With rear facing window and white suite comprising a panelled bath and having a shower over with side glass screen. Half-pedestal wash hand basin and low level WC with concealed cistern. Chrome heated towel radiator.

OUTSIDE

The property is set within an exclusive cul-de-sac of only three properties and has a block paved double width driveway to the front. This leads to an integrated single garage.

To the rear of the property is a paved patio which then leads to a predominantly lawned garden within timber fenced boundary perimeters.

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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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 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.



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

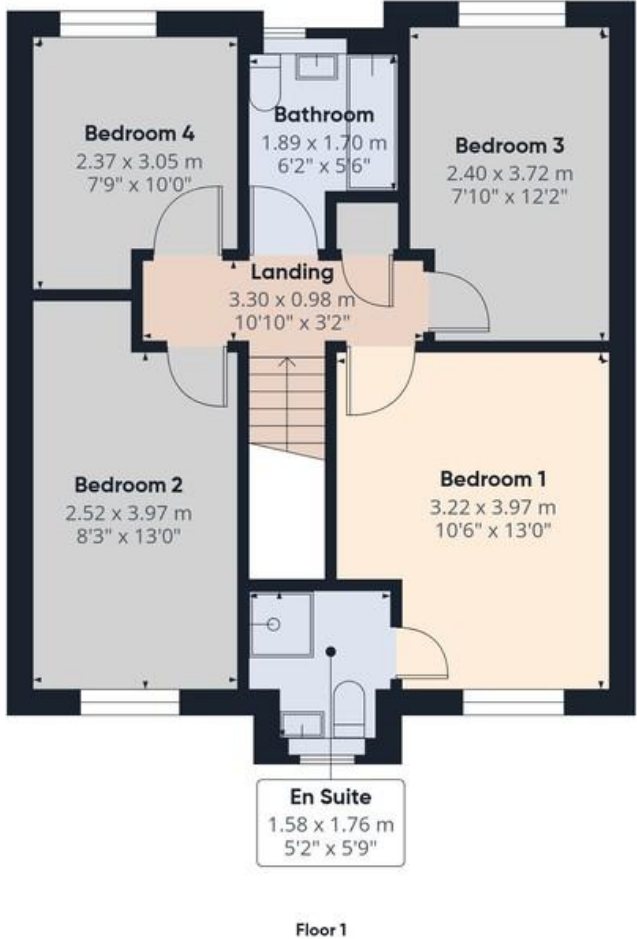
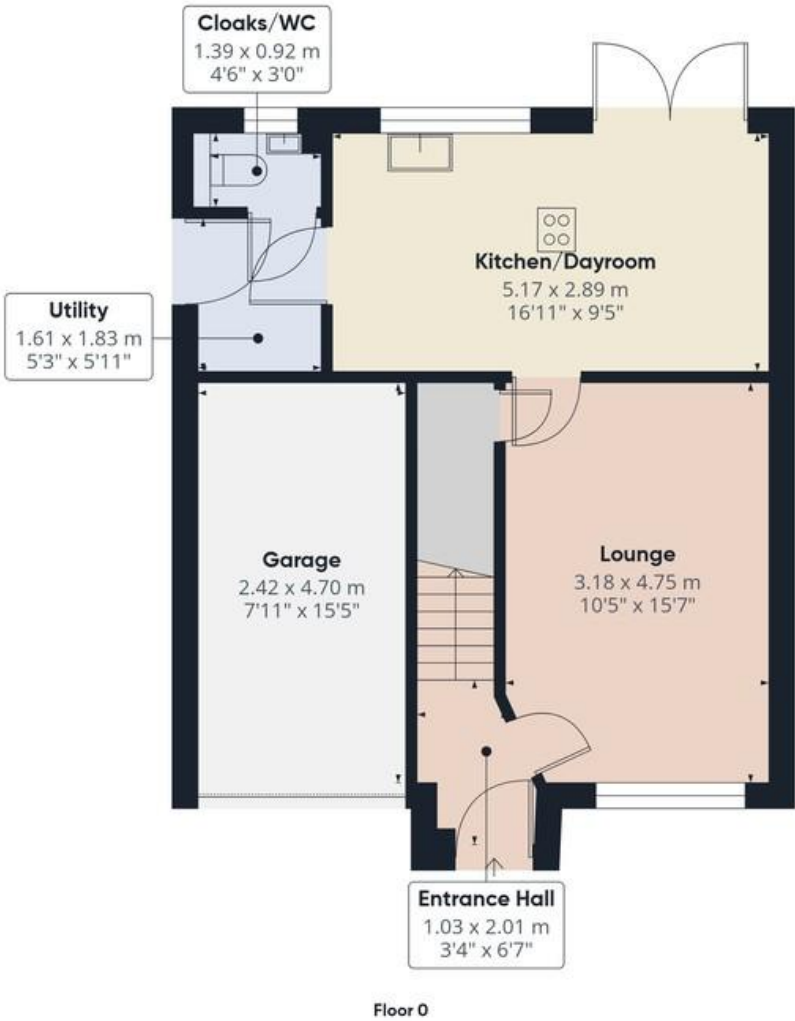
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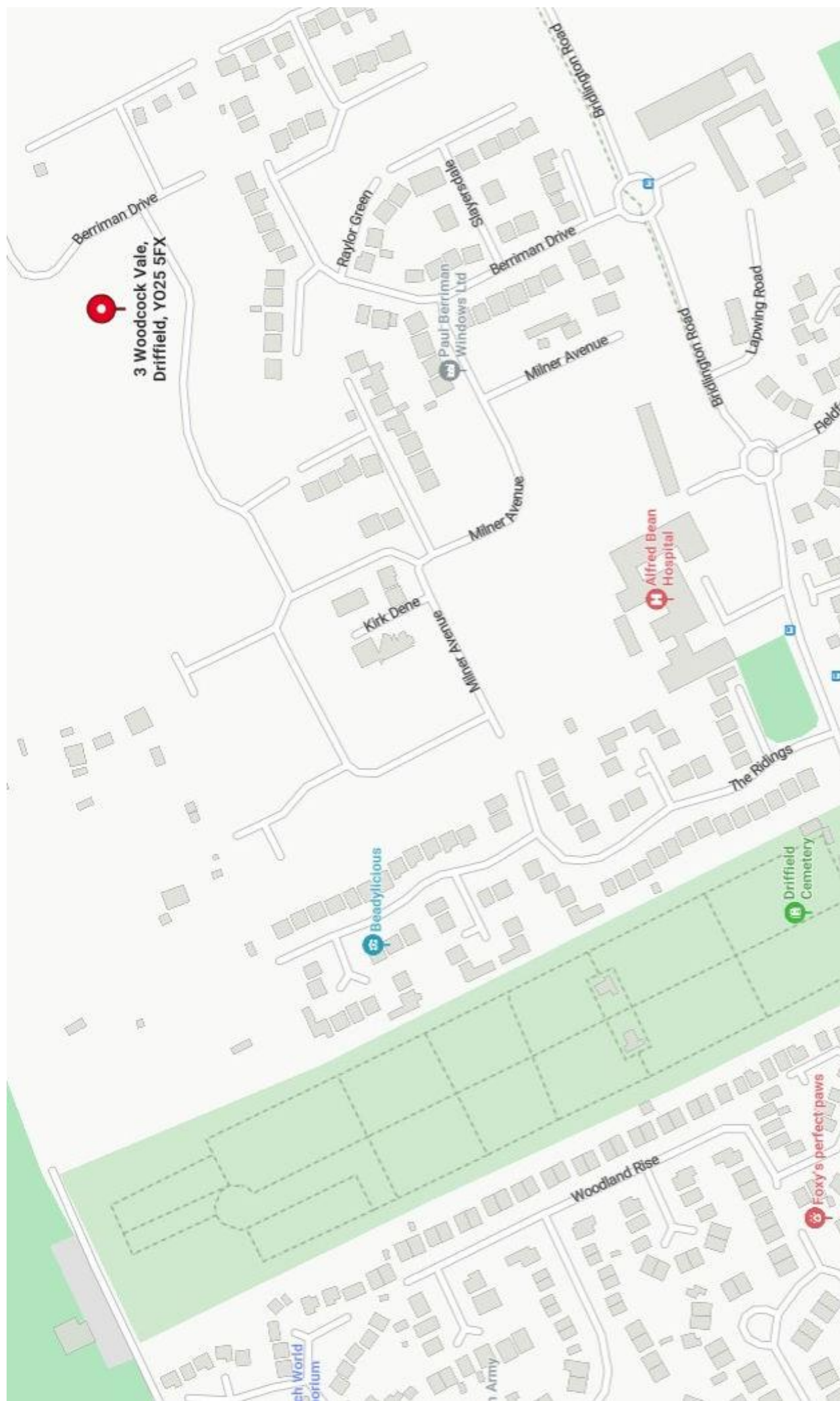


Garden and rear Elevation



The digitally calculated floor area is 101.2 sq m (1089 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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