



Wolds View Cottage
Driffield, East Yorkshire YO25 8HZ
Offers over £285,000

WP WOOLLEY
& PARKS

Wolds View Cottage , Driffield, East Yorkshire YO25 8HZ

*** DECEPTIVELY SPACIOUS, EXTENDED FAMILY HOME ***

** VIRTUAL TOUR AVAILABLE **

This four bedroom semi-detached home has been extended, updated and improved over the years by the current owner to a wonderful standard! Situated within the remote village of Gransmoor which is still within easily commutable distance from Beverley, Bridlington and Driffield, this home offers a fine blend of spacious accommodation internally and externally along with high quality fixtures and fittings throughout. Internal accommodation itself briefly comprises entrance hall, wet room / WC, lounge, sitting room, dining area, kitchen and utility room to ground floor. The First floor boasts landing, bedroom one with en-suite, three further double bedrooms and family bathroom. Externally there is ample parking to the front and side along with a huge, well established rear garden. This home is a true 'escape to the country' and offers much more than a passing glance would initially suggest, so call to arrange a viewing at your earliest convenience!

Entrance Hall

With double glazed windows and external door to side elevation, heating controls cupboard and travertine tiled flooring with underfloor heating.

Wet Room / WC 3'11 x 7'0 (1.19m x 2.13m)

Fully tiled with electric shower, low flush WC, Wall mounted wash basin, under floor heating and double glazed window to rear elevation.

Lounge 23'2 x 16'2 (7.06m x 4.93m)

A vast lounge with double glazed windows to rear, side and front elevations, log burning stove with solid surround, television point, travertine flooring and underfloor heating.

Sitting Room 12'0 x 10'10 (3.66m x 3.30m)

With under stairs storage, cast iron open fire, travertine tiled flooring with underfloor heating.

Dining Area 11'0 x 13'5 (3.35m x 4.09m)

With double glazed window to front elevation, exposed ceiling beams, travertine tiled flooring and underfloor heating.

Kitchen 13'2 x 7'8 (4.01m x 2.34m)

With wall and base units, wooden worktops, one and a half bowl stainless steel sink, plumbing for free standing appliances, double glazed window to rear elevation and Travertine tiled flooring.

Utility Room 8'10 x 5'0 (2.69m x 1.52m)

With wall and base units, roll top work surfaces, plumbing for free standing appliances, stainless steel sink, oil boiler, travertine tiled flooring.

Landing

With two loft access and oak flooring.

Bedroom One 11'11 x 14'0 (3.63m x 4.27m)

A generous bedroom with double glazed window to rear elevation, built in wardrobes, underfloor heating with zonal control and oak flooring.

En-Suite 6'1 x 6'2 (1.85m x 1.88m)

Fully tiled with corner shower unit and electric power shower over, low flush WC, pedestal wash basin, heated towel rail and double glazed window to rear elevation.

Bedroom Two 11'11 x 8'3 (3.63m x 2.51m)

With double glazed window to rear elevation, built in wardrobes, radiator and oak flooring.

Bedroom Three 10'10 x 11'2 (3.30m x 3.40m)

With double glazed window to front elevation, built in wardrobes, radiator and oak flooring.

Bedroom Four 10'7 x 8'11 (3.23m x 2.72m)

With double glazed windows to front and side elevations and oak flooring with underfloor heating and zonal thermostat.

Bathroom 6'9 x 8'2 (2.06m x 2.49m)

A well presented, fully tiled bathroom, with panelled bath and shower attachment, corner shower unit with electric power shower over, sunken sink unit, low flush WC, heated towel rail and double glazed window to front elevation.

External

Externally the property is fantastic. The front offers ample off street parking with a gated side drive for further parking leading to a mature and well established rear garden consisting of; various fruit trees, vegetable gardens, poly tunnel, outbuildings, lawned areas, patio and backs onto open fields.

Services

Oil Central Heating.
Septic Tank.

Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

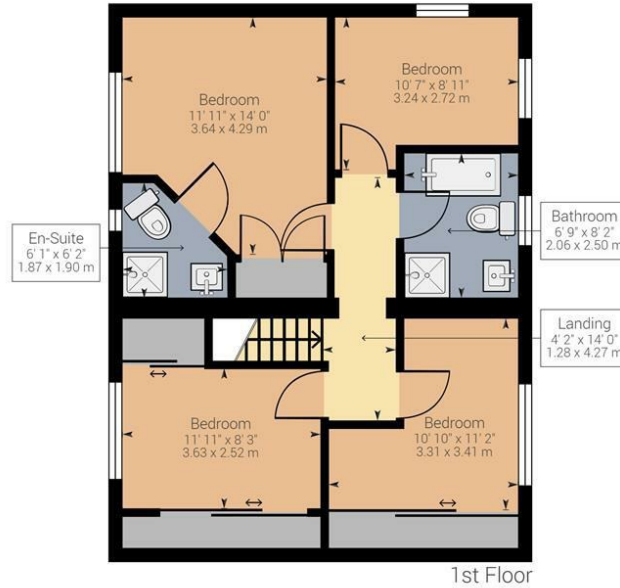
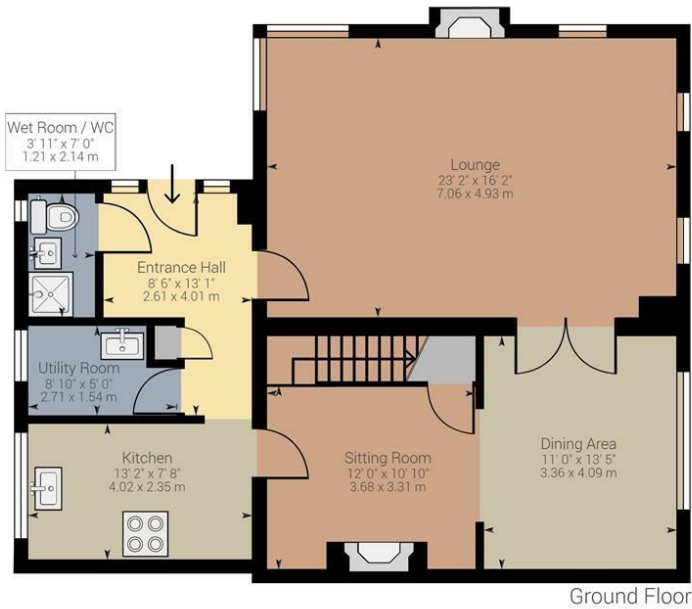
Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.





Approximate net internal area: 1607.73 ft² / 149.36 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	60	62

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

