



5 Randall Garth
Driffield, East Yorkshire YO25 5PE
Offers over £165,000

WP WOOLLEY
& PARKS

5 Randall Garth, Driffield, East Yorkshire YO25 5PE

****IMMACULATELY PRESENTED PROPERTY****

** VIRTUAL TOUR AVAILABLE **

This superb family sized home has been meticulously maintained and lovingly kept by the current owner to offer an impressive modern property with attractive decor and quality fixtures. Well proportioned room sizes over three floors with inviting entrance hall, cloakroom/w/c, fitted kitchen and open plan lounge/dining room with conservatory, two good sized bedrooms and family bathroom occupy the first floor with master suite to the second complete with attractive en-suite shower room. Enclosed garden to the rear plus allocated parking. Located within a popular residential development set close to a variety of amenities plus well regarded schools and transport links. Offered to the open market at a competitive price and with demand sure to be high we strongly recommend early viewings to avoid disappointment.

Entrance Porch 3'2 x 3'7 (0.97m x 1.09m)

With double glazed window and external door to front elevation and storage cupboard.

WC 5'4 x 3'4 (1.63m x 1.02m)

With low flush WC, pedestal wash basin and radiator.

Kitchen 10'2 x 6'4 (3.10m x 1.93m)

With wall and base units, roll top work surfaces, one and a half bowl ceramic sink, single electric oven, four ring gas hob, extractor hood, plumbing for free standing appliances, tiled splash backs, double glazed window to front elevation and laminate flooring.

Lounge / Dining Room 17'2 x 13'6 (5.23m x 4.11m)

With double glazed French doors through to conservatory, electric fire with ornate surround, television point, telephone point, under stairs storage cupboard, radiator and laminate flooring.

Conservatory 11'7 x 9'2 (3.53m x 2.79m)

With double glazed windows to rear and side elevations, External doors to side and laminate flooring.

First Floor Landing

With radiator and fitted carpet.

Bedroom Two 9'9 x 11'3 (2.97m x 3.43m)

With double glazed window to rear elevation, built in wardrobe, radiator and fitted carpet.

Bedroom Three 8'7 x 11'7 (2.62m x 3.53m)

A third double bedroom with two double glazed windows to front elevation, built in wardrobe, radiator and fitted carpet.

Bathroom 7'1 x 6'10 (2.16m x 2.08m)

A part tiled bathroom, with panelled bath and shower attachment, low flush WC, pedestal wash basin, radiator and double glazed window to side elevation.

Second Floor Landing

With fitted carpet.

Bedroom One 21'1 x 9'11 (6.43m x 3.02m)

A large bedroom with double glazed window to front elevation, storage cupboard with hot water tank, television point, fitted wardrobes, radiator and fitted carpet.

En-Suite 4'8 x 7'3 (1.42m x 2.21m)

With part tiled walls, single shower unit with mains shower over, low flush WC, Pedestal wash basin, radiator and Velux window to rear elevation.

External

Externally the property boasts a low maintenance rear garden which is paved with large summer house.

Parking

There is an allocated parking space with the property.

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

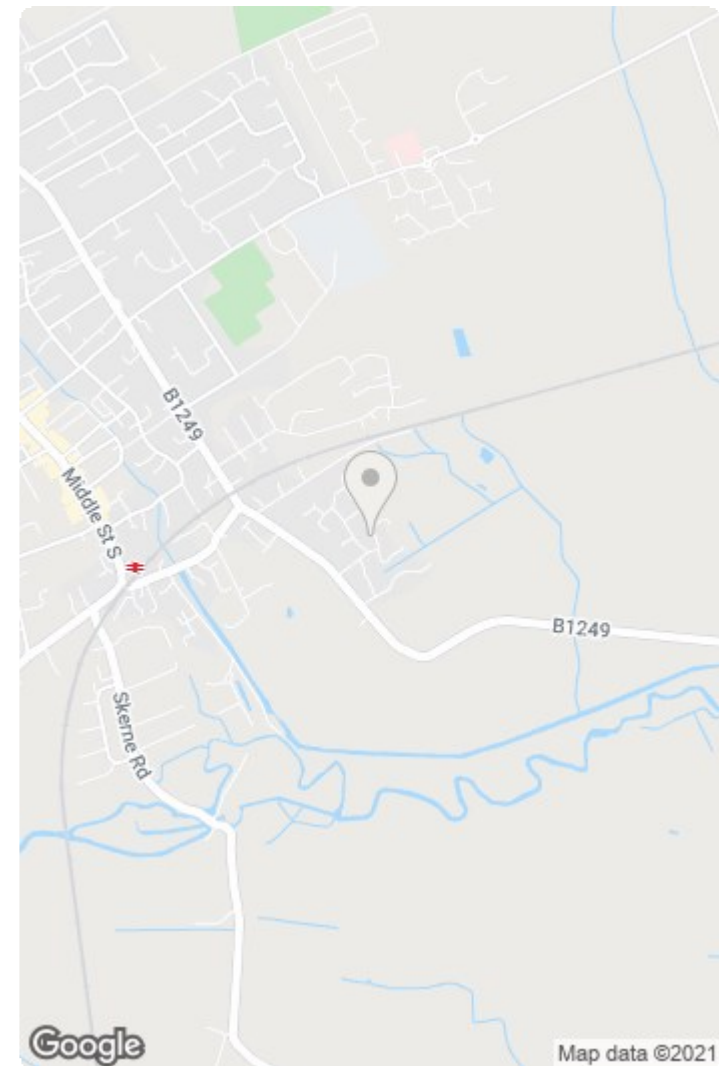
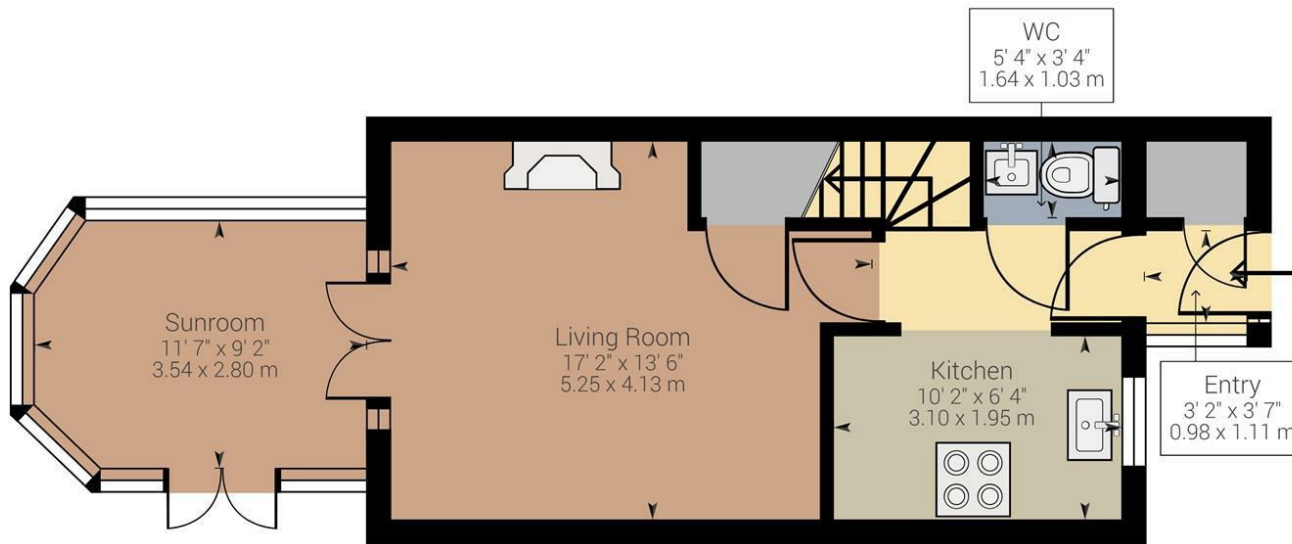
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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

New Viewing Protocols

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).





Approximate net internal area: 486.22 ft² / 45.17 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		

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		

