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Chartered Surveyors

**3 Woodland Court  
Driffield  
YO25 5LH**

Double-fronted detached home  
Four bedrooms  
Delightful garden to rear

Single garage  
Extensive vehicle parking  
Ideal for families

**Asking Price Of:  
£250,000**



01377 253456

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## 3 Woodland Court

Driffield, YO25 5LH



Set back from the main road on a courtyard style development, this is a quite outstanding double-fronted detached house which has the added feature of extensive parking within the courtyard itself, in addition to its own garage. The accommodation on offer includes beautifully presented lounge with separate dining room and recently re-fitted kitchen together with a wealth of integrated appliances. The kitchen features a utility area with separate sink plus ground floor cloakroom. The master bedroom features an en suite whilst there are three additional bedrooms plus house bathroom.

A particular feature of the property is the rear garden which is delightfully presented and bordered by a mature tree belt.

### DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

### ACCOMMODATION

#### ENTRANCE HALL

With 90 degree staircase leading off featuring spindle balustrade. Radiator.

#### LOUNGE

15' 2" x 11' 6" (4.63m x 3.52m)

Featuring a log burning stove and French doors leading out onto the rear garden. Radiator.



#### DINING ROOM

11' 9" x 8' 6" (3.60m x 2.60m)

With front facing bay window. Radiator.



## KITCHEN

18' 0" x 9' 4" (5.51m x 2.86m)

Extensively fitted with a modern range of kitchen units featuring white gloss slab style doors with chrome effect handles. Integrated appliances include concealed 'Smeg' dishwasher plus integrated 'Beko' microwave and coffee maker. Concealed bin cupboard and slot-in seven ring Range-style cooker with extractor canopy over. Inset sink with base cupboard beneath. The measurements incorporate a dedicated utility area which features a range of similar units, separate sink and space and plumbing for automatic washing machine plus dryer.



## CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Radiator.

## FIRST FLOOR

## LANDING

## BEDROOM 1 11' 6" x 10' 2" (3.51m x 3.10m)

Rear facing room with views of the garden. Radiator.



**EN-SUITE** With low level WC and vanity wash hand basin plus shower enclosure. Fully tiled floor and heated towel rail.



## BEDROOM 2 14' 0" x 9' 5" (4.28m x 2.89m)

A front facing room featuring radiator.

## BEDROOM 3 9' 0" x 8' 3" (2.75m x 2.54m)

Front facing room. Radiator.





## BEDROOM 4

8' 2" x 7' 2" (2.5m x 2.19m)

Rear facing views along the garden. Radiator.

## BATHROOM

With white suite comprising panelled bath having a shower over, low level WC and vanity wash basin. Heated towel rail.



## OUTSIDE

The property enjoys extensive off-street parking for several vehicles to the front. The adjacent property has a vehicular right of way across the front of the subject property.

To the side of the property is a single garage. Side drive and further provision for parking. To the rear of the property is a most attractive expanse of landscaped garden which is terraced. This features gravelled beds, lawn and paved patio areas. There is also a useful greenhouse.



## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band C. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## 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, buyer must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

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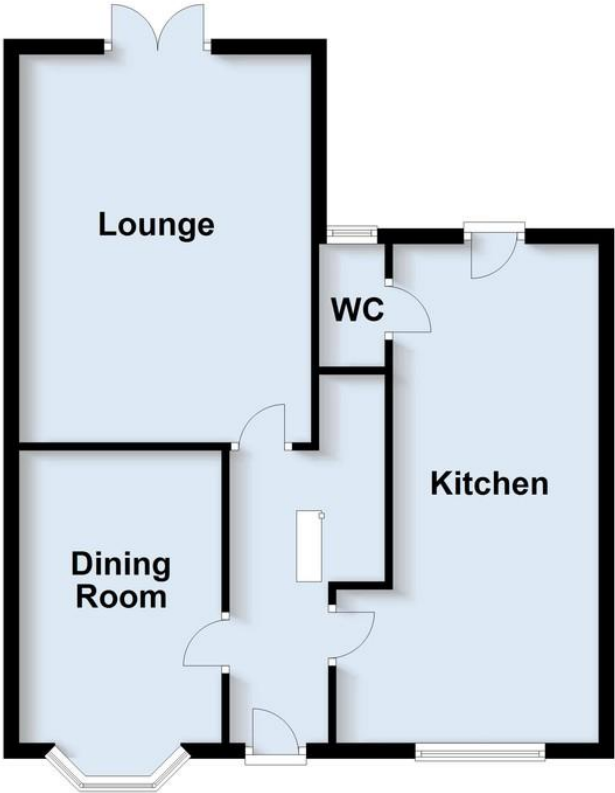
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## VIEWING

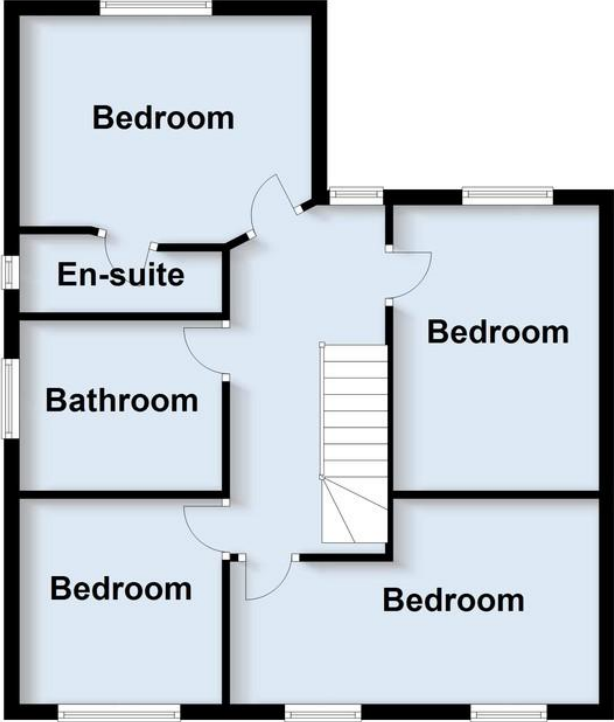
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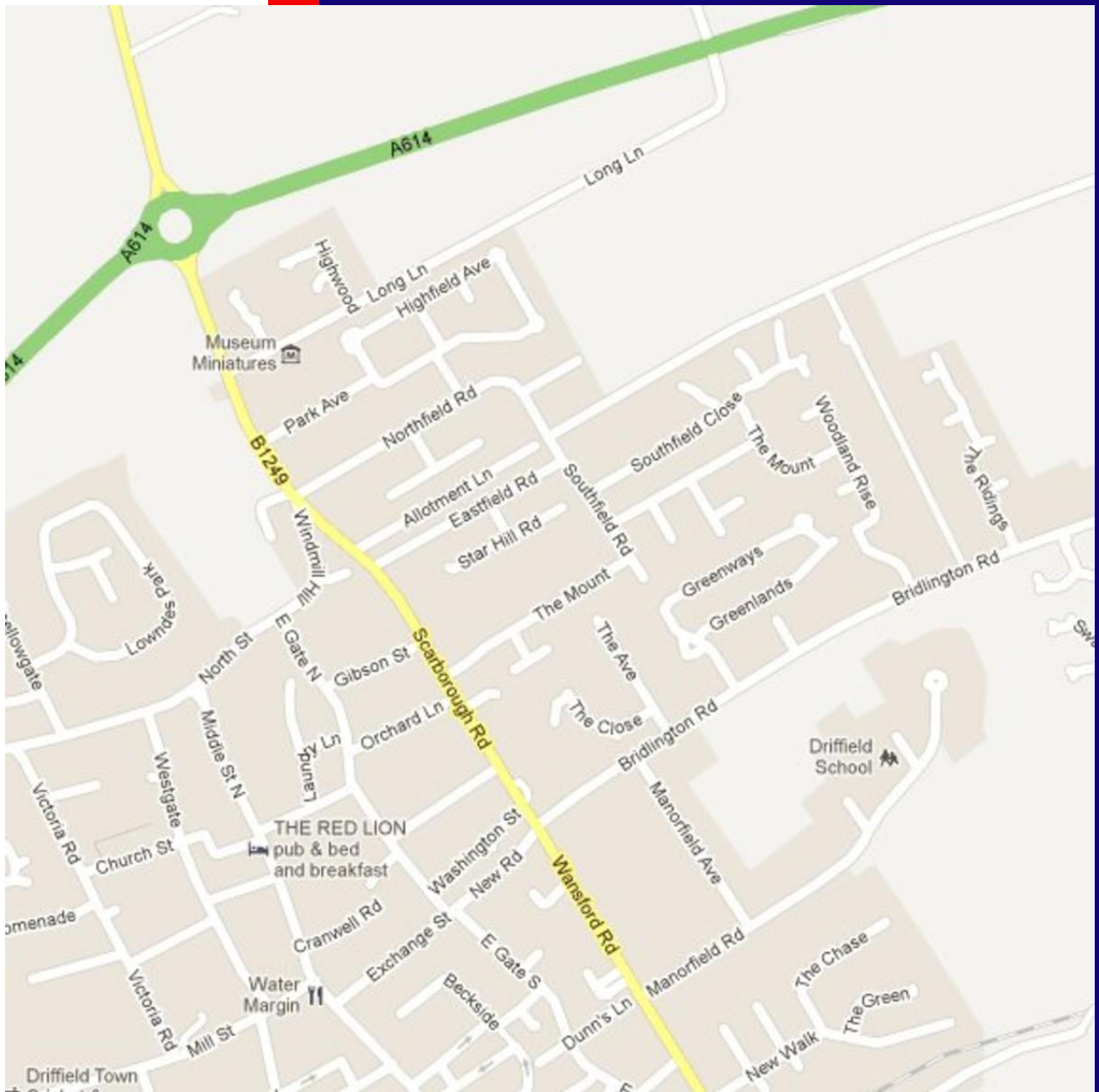
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### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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