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**21 Woodmansey Garth
Driffield
YO25 5GF**

Modern home
Three bedrooms
Good sized garden

Off-street parking
Central Heating & Double Glazing
NO ONWARD CHAIN

**Asking Price Of:
£205,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

21 Woodmansey Garth

Driffield, YO25 5GF



Forming part of this popular residential development, literally a short walk from open countryside, whilst also having convenient access into Driffield itself, this is a modern home providing three bedroom accommodation (one en-suite) together with off-street parking. The property stands on a good sized plot and in particular has a generous garden to the rear which offers scope for development. The interior of the property includes attractive rear facing lounge plus well fitted kitchen along with a wealth of integrated appliances. The master bedroom features an en-suite. Two further bedrooms and house bathroom.

An energy efficient house (Rated B/84) IDEAL AS A FIRST HOME or INVESTMENT !

DRIFFIELD

Driffield 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, Wilko, Iceland, Boyes, M&Co, 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.

ACCOMMODATION

FRONT ENTRANCE

Into:

HALL

With quarter-turn staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With suite comprising low level WC and wash basin.

KITCHEN

15' 8" x 9' 1" (4.78m x 2.77m)

Fitted along three walls with a good range of modern kitchen units including base cupboards with worktops and wall mounted cupboards to match along with integrated appliances which includes an oven and hob.



LOUNGE

16' 2" x 11' 2" (4.93m x 3.42m)

A good sized rear facing room with French doors and window leading out onto the garden. Built-in storage cupboard.



EN-SUITE Featuring walk-in shower, low level WC and wash basin.



BEDROOM 2

10' 4" x 9' 1" (3.17m x 2.77m)

With front facing window. Radiator.



FIRST FLOOR

LANDING

BEDROOM 1 15' 9" x 9' 1" (4.81m x 2.77m)

With rear facing window. Radiator.



BEDROOM 3

10' 0" x 6' 11" (3.07m x 2.11m)

With rear facing window. Radiator.



BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low level WC.



OUTSIDE

The property stands back from the road behind its own car parking spaces (two vehicles). To the rear of the property is an enclosed area of garden.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 square metres.

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 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.

SERVICE CHARGE

Woodmansey Garth forms part of a residential development for which there is a service charge payable for the upkeep of common parts. We are awaiting the cost of this.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B. 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, buyers 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.

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VIEWING

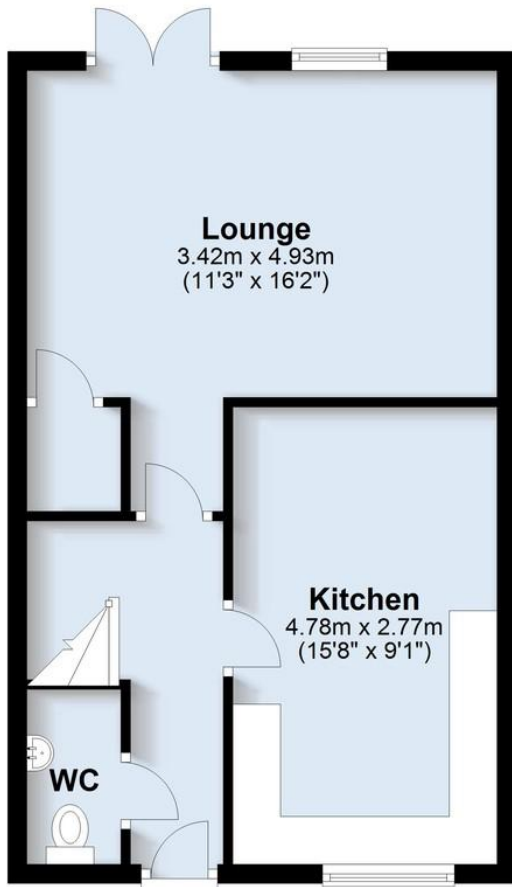
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Regulated by RICS

Approximately 80 sq m

(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor

