



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)  
 Floorplan of existing building.  
 Plan produced using PlanItUp.



**Offers Over**  
**£345,000**

**Oak Lodge, Wansford Road,  
Driffield, YO25 5NN**

**PARKING**  
Off street parking for five cars.

**SERVICES**  
All connected to mains.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**ENTRANCE HALL- 2.76m (9'1) x 1.88m (6'2)**

Door to the front aspect, coving, stairs leading to the first floor, wood flooring, telephone point and power points.

**LOUNGE- 5.51m (18'1) x 3.28m (10'9)**

Bay window to the front aspect, windows to the side aspect, bi-fold doors to the rear leading to the conservatory, coving, wall mounted electric fire, radiator, TV point and power points.

**DINING ROOM- 2.77m (9'1) x 3.12m (10'3)**

Window to the front aspect, coving, wood flooring, radiator and power points.

**KITCHEN- 4.99m (16'4) x 4.90m (16'1)**

Window to the rear aspect, coving, a range of wall and base units, double sink, space for washing machine, space for dishwasher, space for fridge freezer, Cuisine Master Range Cooker with five ring gas hob, extractor hood, extractor fan, tiled flooring, radiator and power points.

**UTILITY- 2.16m (7'1) x 2.72m (8'11)**

Door and window to the rear aspect, door which leads to the garage, tiled splash back, a range of wall and base units with wine rack, space for fridge/freezer, space for dryer, laminated flooring, extractor fan and power points.

**WC**

Partially tiled walls, low flush WC, sink with pedestal and tiled flooring.

**CONSERVATORY- 5.03m (16'6) x 4.42m (14'6)**

Doors to the rear, side and front aspect, tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**

Two storage cupboards, coving, radiator and power points.

**MASTER BEDROOM- 3.23m (10'7) x 2.00m (6'7)**

Window to the front aspect, coving, fitted wardrobes, folding door to the en-suite, radiator and power points.

**EN-SUITE**

Coving, fully tiled walls, three piece suite comprising:- P shaped walk in shower cubicle with electric shower, low flush WC, sink with pedestal, tiled flooring, motion sensor controlled spot lights and extractor fan.

**BEDROOM TWO- 4.46m (14'8) x 3.99m (13'1)**

Window to the rear aspect, coving, fitted wardrobes, radiator, TV point and power points.

**BEDROOM THREE- 3.25m (10'8) x 3.28m (10'9)**

Window to the front aspect, coving, radiator and power points.

**BATHROOM- 2.13m (7') x 2.03m (6'8)**

Opaque window to the rear aspect, coving, fully tiled walls, three piece bathroom suite comprising:- tiled in bath, low flush WC, sink with pedestal, wood flooring and radiator.

**GARDEN**

Large mainly laid to lawn garden, porcelain paving slabs, garvelled walkway, greenhouse, two sheds and outbuilding all with power, fruit trees, beautiful wisteria tree's and gated side acces from both sides of the property.

**GARAGE**

Roller door, door to the utility room, boiler, power and lighting.

# Oak Lodge, Wansford Road, Driffield, YO25 5NN

**DESCRIPTION**

Oak Lodge is a one of a kind property which is unique and extremely spacious. Its been a loving family home over the years and has been extended to provide additional kitchen space, huge conservatory to the rear as well as plenty of off street parking. The garden is charming with it's beautiful Wisteria tree's and is the perfect place to relax or entertain.

The property briefly comprises:- entrance hall, large lounge area, seperate dining room, kitchen with store cupboard and understairs cupboard, WC, utility room leading to the garage, conservatory, first floor landing which leads to master bedroom with ensuite, two double bedrooms, family bathroom, stunningly presented garden with out building, greenhouse and two sheds.

**LOCATION**

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

