



4 Woodmansey Garth  
Driffield  
YO25 5GF  
ASKING PRICE OF  
**£295,000**

4 Bedroom Detached House

■ **Ullyotts** ■

EST 1891

01377 253456



4

1

2

Garage

Gas Central Heating

## 4 Woodmansey Garth, Driffield, YO25 5GF

Forming part of a very modern development on the fringe of Driffield yet, within a relatively short walk of the town centre thoroughfare via a non-road route. The property provides an excellent range of accommodation with four good sized bedrooms on the first floor, the master bedroom offering an en-suite. Downstairs, there is a front facing lounge plus superbly appointed breakfast kitchen which opens out onto an enclosed expanse of low maintenance garden.

A big feature of the property is the double width drive which will obviously provide parking for multiple vehicles, in addition to the single garage.

### 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

### ACCOMMODATION

#### ENTRANCE HALL

With staircase leading off.

#### LOUNGE

15' 8" x 11' 2" (4.78m x 3.42m)

Attractively appointed and featuring a front facing window.

Radiator.

#### BREAKFAST KITCHEN

18' 8" x 9' 2" (5.70m x 2.80m)

Extensively fitted along three walls with a contemporary styled kitchen featuring high gloss finished doors in grey and co-ordinating worktop. Integrated appliances include electric oven and four ring gas hob with extractor over. Stainless steel splashback. Inset stainless steel sink with base cupboard beneath. Integrated dishwasher and integrated fridge and freezer.

#### UTILITY

6' 0" x 5' 10" (1.85m x 1.79m)

Fitted base level cupboards and stainless-steel sink plus space and plumbing for automatic washing machine and wall hung gas fired boiler. Door to rear.

#### CLOAKROOM/WC

With low level WC and wash hand basin.

#### FIRST FLOOR

#### LANDING

With built-in storage cupboard.

#### BEDROOM 1

13' 6" x 12' 9" (4.13m x 3.91m)

Front facing window. Radiator.

#### EN-SUITE

With walk-in shower having a sliding glass screen and plumbed in mixer shower. Pedestal wash basin and low-level WC plus radiator.

#### BEDROOM 2

11' 2" x 10' 2" (3.42m x 3.12m)

Front facing window. Radiator.

#### BEDROOM 3

14' 3" x 8' 4" (4.36m x 2.55m)

With rear facing window. Radiator.



#### **BEDROOM 4**

10' 2" x 8' 4" (3.10m x 2.55m)

With rear facing window. Radiator.

#### **BATHROOM**

Comprising a low-level suite with panelled bath, low level WC and pedestal wash hand basin. Splashback tiling around the bath and wash hand basin. Radiator.

#### **OUTSIDE**

The property stands back from the road behind a front forecourt garden which is laid to lawn. There is a wide drive which provides parking for two vehicles and this leads to a single integrated garage.

To the rear of the property is an enclosed area of garden which is predominantly lawned with a slate-based patio bed immediately to the rear of the property.

#### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 103 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.

#### **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 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.

#### WHAT'S YOURS WORTH?

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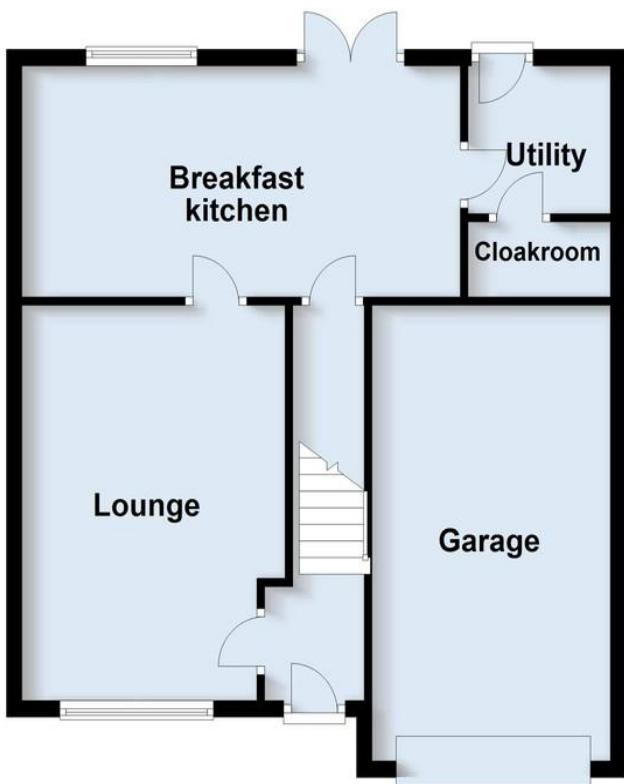
#### VIEWING

Strictly by appointment (01377) 253456

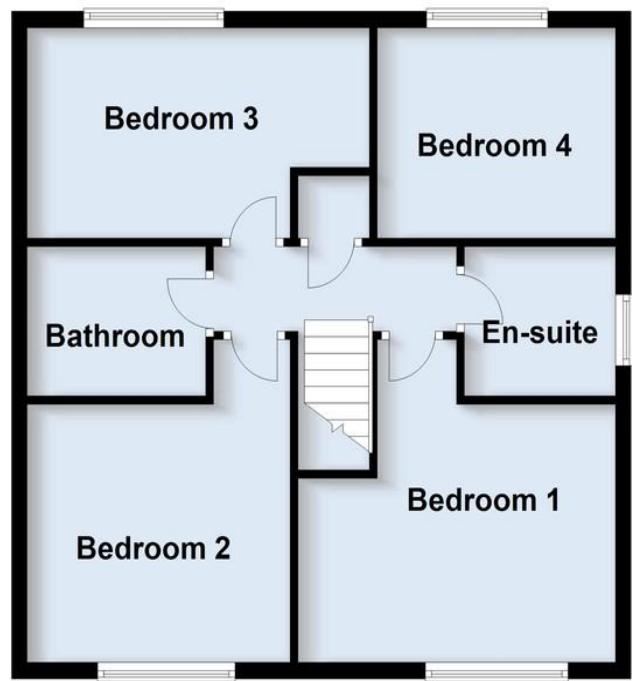
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 103 sq m

### Ground Floor



### First Floor



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## Driffield Office

64 Middle Street South,  
Driffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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