



4 Laking Mews
Driffield, YO25 3YT
Offers over £160,000

WP WOOLLEY
& PARKS

*** GENEROUS THREE BEDROOM HOME IN SEMI-RURAL LOCATION ***

This three bedroom property is being offered to the market in a fantastic location and benefits from having no onward chain! Situated within the popular village of Wold Newton and boasting stunning countryside views, this versatile home is a must see! Internal accommodation itself briefly comprises kitchen, inner hall, WC and lounge to ground floor. The first floor boasts landing, master bedroom with en-suite, second double bedroom, third generous bedroom and family bathroom. There is a single integral garage, parking to the front and a well presented rear garden which backs onto beautiful countryside. Viewing comes highly recommended!



Kitchen 12'01 x 9'03 (3.68m x 2.82m)

With double glazed window to front elevation, double glazed external door to side, wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, tiled splash backs, plumbing for free standing appliances and radiator.

Inner Hall

With fitted carpet and access to garage.

WC 5'08 x 5'10 (1.73m x 1.78m)

With low flush WC and wall mounted wash basin.

Lounge 17'09 x 12'03 (5.41m x 3.73m)

With double glazed window and French doors to rear elevation, electric fire, television point, radiator and fitted carpet.

Landing

With double glazed window to side elevation, loft access and fitted carpet.

Master Bedroom 12'04 x 10'11 (3.76m x 3.33m)

With double glazed window to front elevation, radiator and fitted carpet.

En-Suite 6'09 x 5'10 (2.06m x 1.78m)

With single shower unit and electric shower over, low flush WC, pedestal wash basin, radiator and double glazed window to front elevation.

Bedroom Two 14'08 x 8'08 (4.47m x 2.64m)

A second double bedroom with double glazed window to rear elevation with fantastic views, radiator and fitted carpet.

Bedroom Three 8'10 x 8'09 (2.69m x 2.44m)

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

Bathroom 8'08 x 6'04 (2.64m x 1.93m)

With panelled bath, low flush WC, pedestal wash basin and radiator.

Single Garage

With up and over garage door, power and light.

External

Externally the property benefits from a drive to the front providing off street parking with an enclosed rear garden mostly laid to lawn with decking area and backs onto beautiful countryside views.

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.

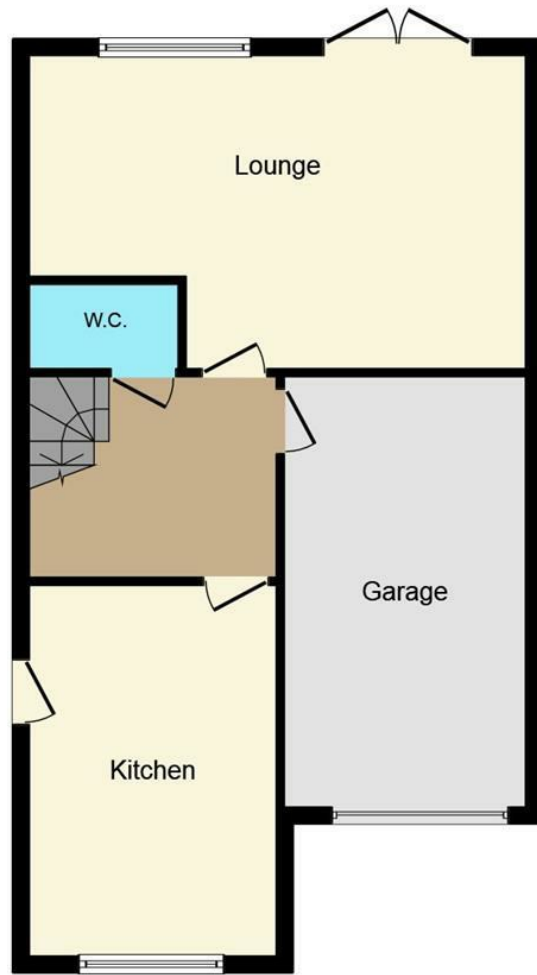
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health

declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.







Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

