



8 The Paddocks
Drifffield, Yorkshire YO25 6YQ
Offers over £240,000

WP WOOLLEY
& PARKS

8 The Paddocks, Drifffield, Yorkshire YO25 6YQ

*** EXTENDED FAMILY HOME ***

** VIRTUAL TOUR AVAILABLE **

This four bedroom detached home has been extended, updated and improved over the years by the current owners and now offers a fantastic family home situated in an extremely popular location! Internal accommodation itself briefly comprises entrance hall, WC, lounge / dining room and kitchen to ground floor. The first floor boasts landing, master bedroom with en-suite area, second bedroom, third bedroom, fourth bedroom and shower room. Externally there is a single integral garage, ample parking to the front and well presented garden with outbuildings to the rear. Priced competitively, this home will not be around for long so early viewing comes highly recommended!

Entrance Hall

With composite external door to front elevation and radiator.

WC 5'6 x 2'6 (1.68m x 0.76m)

With low flush WC, pedestal wash basin, part tiled walls, radiator and double glazed window to front elevation.

Lounge / Dining Room 23'8 x 12'9 (7.21m x 3.89m)

With double glazed window to front elevation, double glazed French doors to rear, television point and radiators.

Kitchen / Breakfast Room 9'7 x 15'1 (2.92m x 4.60m)

A spacious kitchen with a range of wall and base units, roll top work surfaces, one and a half bowl sink, tiled splash backs, single electric oven, four ring gas hob, extractor hood, plumbing for free standing appliances, under stairs storage cupboard, double glazed window and external door to rear elevation and radiator.

Landing

With airing cupboard, loft access and laminate flooring.

Master Bedroom 10'5 x 8'8 (3.18m x 2.64m)

With double glazed window to front elevation, fitted wardrobes, radiator and laminate flooring.

En-Suite Area

With part tiled walls, bath with shower attachment, low flush WC, wall mounted wash basin, radiator and double glazed window to front elevation.

Bedroom Two 11'6 x 10'0 (3.51m x 3.05m)

With double glazed window to rear elevation, television point, radiator and laminate flooring.

Bedroom Three 9'9 x 7'4 (2.97m x 2.24m)

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

Bedroom Four 9'9 x 7'0 (2.97m x 2.13m)

Currently used as an office with double glazed window to rear elevation, fitted wardrobes, radiator and laminate flooring.

Shower Room 6'0 x 7'6 (1.83m x 2.29m)

A fully tiled shower room with large power shower enclosure, vanity style wash basin with incorporated WC, heated towel rail and double glazed window to rear elevation.

Single Garage 16'8 x 8'0 (5.08m x 2.44m)

With roller garage door, power and light.

External

Externally this home doesn't disappoint! The front offers a low maintenance front garden and a large block paved drive providing ample off street parking. The rear garden is mostly laid to lawn with patio areas and timber built outbuildings with power.

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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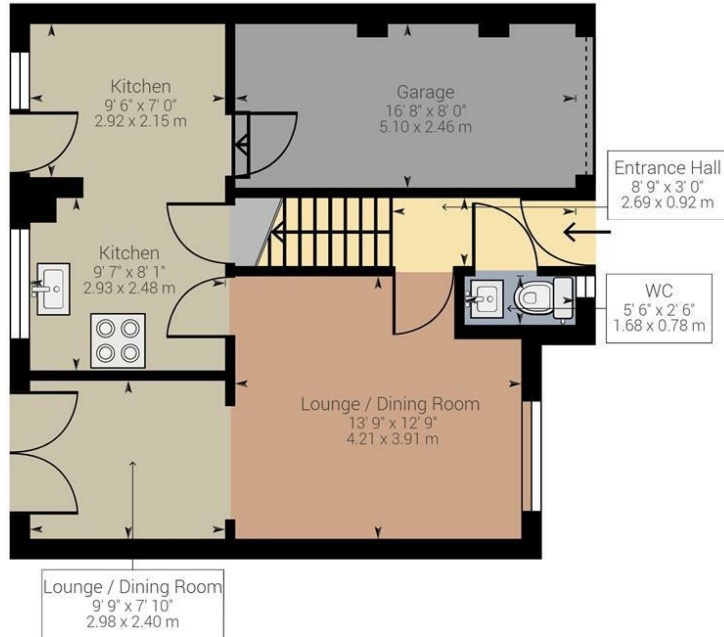
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

New Viewing Protocols

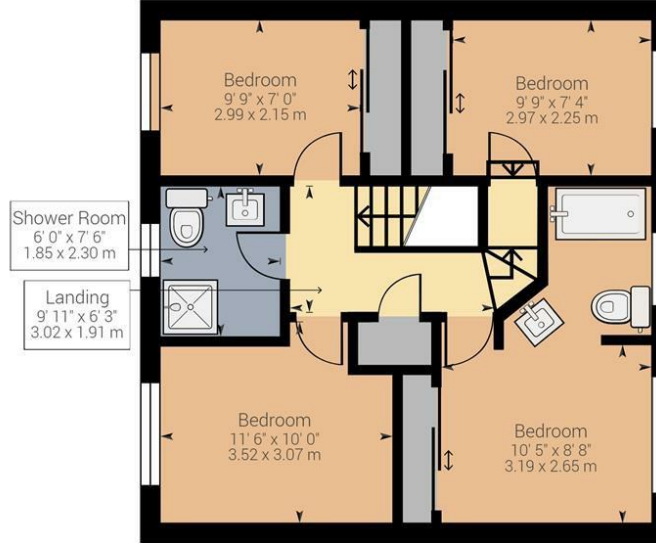
In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.



Ground Floor



1st Floor



Approximate net internal area: 1018.39 ft² (1154.26 ft²) / 94.61 m² (107.23 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

