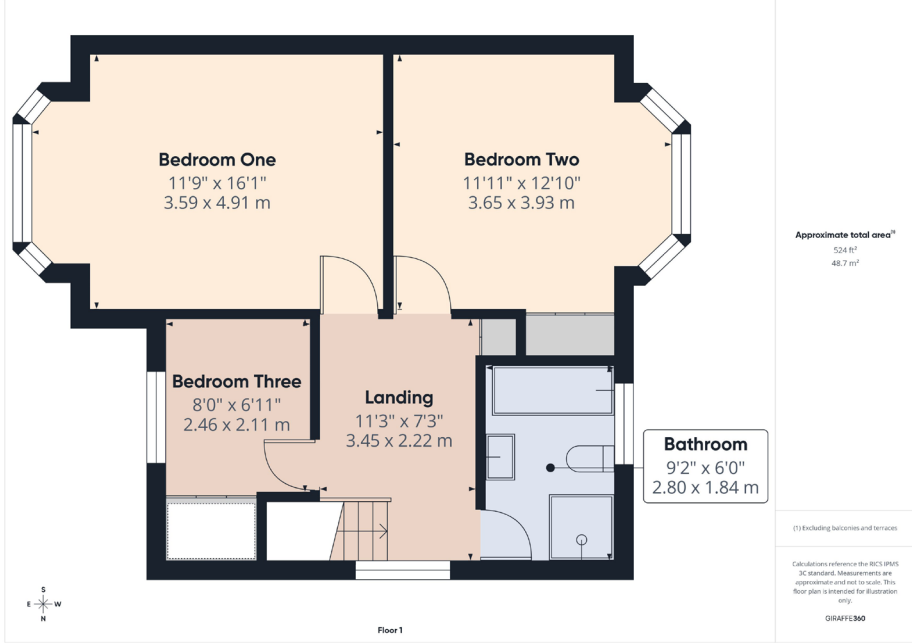




Asking Price
£435,000

8 Wold View Road South,
Drifffield, YO25 6RR

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation 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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



8 Wold View Road South, Driffield, YO25 6RR

DESCRIPTION

A distinctive detached home, 8 Wold View Road South offers three bedrooms and exceptional potential throughout to create a truly bespoke family home. Properties like this are rarely available in this highly sought-after area and the property enjoys an enviable location within close proximity to the local town centre. Boasting generous accommodation throughout, the home features three versatile reception rooms and sits on a substantial plot with beautifully landscaped gardens. There is excellent scope for further enhancement and development, subject to the necessary permissions, allowing the property to be adapted and extended to suit a variety of lifestyles. There has been previous planning permission granted on the property to extend and create an additional bedroom upstairs with en-suite which further highlights potential it has to offer. Combining space, character, and an outstanding location, this is a rare opportunity to acquire a home in one of the area's most desirable settings. The property briefly comprises:- entrance porch, entrance hallway, living room, snug, rear hallway with WC, kitchen/breakfast area, utility room, conservatory, first floor landing with three bedrooms and family bathroom, large rear garden, garage and off street parking to the front.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door to the front aspect and tiled flooring.

ENTRANCE HALL- 8'5 (2.58m) x 9'2 (2.80m)

Inviting and spacious hallway with door and window to the front aspect, coving, picture rail, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LIVING ROOM- 11'11 (3.65m) x 13'4 (4.08m)

Formal living area with bay window to the front aspect, coving, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

SNUG- 11'11 (3.65m) x 13'6 (4.12m)

Versatile reception room with sliding doors to the rear aspect, coving, gas fireplace with brick surround and tiled hearth, fitted carpets, radiator and power points.

REAR HALLWAY

Composite door and window to the side aspect, coving, picture rail, built in clock cupboard with overhead storage and radiator, fitted carpets and power points.

WC

Opaque window to the side aspect, tiled splash back, sink with vanity unit, low flush WC, fitted carpets and radiator.

KITCHEN/BREAKFAST AREA- 14'7 (4.45m) x 18'4 (5.61m)

Well presented, light and bright kitchen with door and window to the rear aspect, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, Rangemaster oven with 5 ring hob and extractor hood, laminated wood effect flooring, radiator and power points.

UTILITY ROOM- 2'6 (0.76m) x 5'2 (1.59m)

Window to the front aspect, plumbing for washing machine and space for dryer and power points.

CONSERVATORY- 11'9 (3.58m) x 15'4 (4.70m)

antastic addition with French doors to the rear leading out to the garden windows to the rear and side aspect, tiled flooring and power points.

FIRST FLOOR LANDING

Opaque window to the side aspect, coving, built in storage cupboard, fitted carpets and power points.

BEDROOM ONE- 11'9 (3.59m) x 16'1 (4.91m)

Sizable primary bedroom with bay window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 11'11 (3.65m) x 12'10 (3.93m)

Another double bedroom with large bay window to the rear aspect, built in cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM THREE- 8'0 (2.46m) x 6'11 (2.11m)

Window to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BATHROOM- 9'2 (2.80m) x 6'0 (1.84m)

Opaque window to the rear aspect, coving, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanit unity and wall mounted mirrored storage cupboard, panelled bath, shower cubicle, fitted carpets, radiator and extractor fan.

GARAGE- 10'2 (3.11m) x 19'3 (5.88m)

The garage can be access via the property through the utility room and benefits from up and over door, rear door and window, built in shelving, power and lighting.

GARDEN

An immaculately presented garden which is West facing and is mainly laid with lawn, patio area to the immediate rear of the property, large vegetable garden to the bottom end with greenhouse and garden shed, planted flowers, shrubs and mature trees, additional timber storage shed, hedging creating the boundary line and gated side access.

PARKING

Off street parking for three cars.

AGENTS NOTES

There has been previous planning permission which was granted back in 2017 for a rear extension to first floor over exisiting ground floor extension. This was to provide an extra bedroom with en-suite and is found under the planning application number 17/00507/PLF