

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 'E'.

SERVICES
Mains water, electricity and drainage are connected to the property. Central heating is from an external oil fired boiler. None of the services or installations have been tested. The property has a burglar alarm.

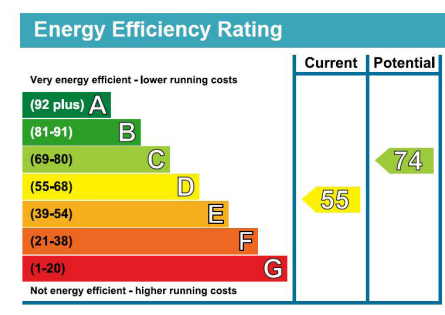
VIEWINGS
Strictly by appointment through the Sole Agents on 01377 241919.

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 past clients.



£375,000

Sunnyside,
22 Church Lane,
Little Drifffield



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Dee Atkinson & Harrison



Sunnyside, 22 Church Lane, Little Driffield YO25 5XE

DESCRIPTION
Constructed in brick with a rosemary tile roof that features a distinctive eyebrow window, Sunnyside is a highly individual detached house that stands on a manageable plot overlooking the village pond. The versatile accommodation extends to a little over 2,400 sq ft. As such it provides buyers with numerous options on how to use the centrally heated and double glazed accommodation, with up to five bedrooms, three reception rooms and two bathrooms to choose from, the possibilities are numerous.

As the name suggests, this is a light and spacious property that has a Southerly aspect to the principle rooms. An internal inspection is essential and highly recommended.

LOCATION
Sunnyside is located on the corner of Church Lane and Church Walk within the popular Village of Little Driffield. The Village is the nearest one to the market town of Driffield and also provides excellent access onto the Town bypass.



THE ACCOMMODATION COMPRISES: ON THE GROUND FLOOR

ENTRANCE HALL

With radiator, under stairs storage cupboard, thermostat for the central heating, dado rail, coving to the ceiling, telephone point and airing cupboard housing the hot water tank equipped with an electric immersion.

LIVING ROOM

A light and spacious living room featuring an open fire set in an Adams style fireplace. Double radiator, coving to the ceiling and TV aerial point.

KITCHEN

Fitted with an extensive range of base and wall units, drawer units, inset one and a half bowl sink with mixer tap. Built in Whirlpool electric fan assisted oven and two ring ceramic hob and a white oil fired two oven Aga oven (also provides domestic hot water). Plumbing and space for a dishwasher and a free standing fridge. An open arch leads to:

SNUG /BREAKFAST ROOM

With parquet floor, TV point, radiator, coving to the ceiling and French doors leading to the garden.

UTILITY ROOM

With plumbing for an automatic washing machine, radiator and cloak hooks.

DINING ROOM

With radiator, coving to the ceiling and four wall light points.

BEDROOM THREE

With radiator, ceiling cornices and rose, TV aerial point.

BEDROOM FOUR/STUDY

With radiator and coving to the ceiling.

BATHROOM

With low level WC, pedestal wash hand basin, panelled bath with electric shower and screen over, extractor fan part tiled walls and large corner cupboard.

FIRST FLOOR LANDING

With coving to the ceiling and dado rail.

MASTER BEDROOM

With custom made fitted wardrobes and drawers providing extensive hanging and storage space, knee hole dressing table, radiator, coving to the ceiling.



BEDROOM TWO

With TV aerial point and radiator

GAMES ROOM/BEDROOM FIVE

A spacious room currently housing a half size snooker table (available to the purchase if required), radiator, skylight window and TV aerial point. This room could be remodelled to provide a large master suite if preferred.

BATHROOM TWO

With panelled bath with electric shower and screen over, pedestal wash hand basin, dual flush low level WC, radiator and extractor fan.

OUTSIDE

The property is approached from Church Walk which itself is a small brick set Cul de Sac. A private drive off Church Walk leads to a detached single garage, 16'2" x 10'9" with up and over door, power, light and personal door. The property enjoys deceptive gardens to three sides including a paved patio, areas of lawn and well stocked flower borders. Outside tap, oil central heating boiler and lighting. A timber garden shed is also included in the sale.