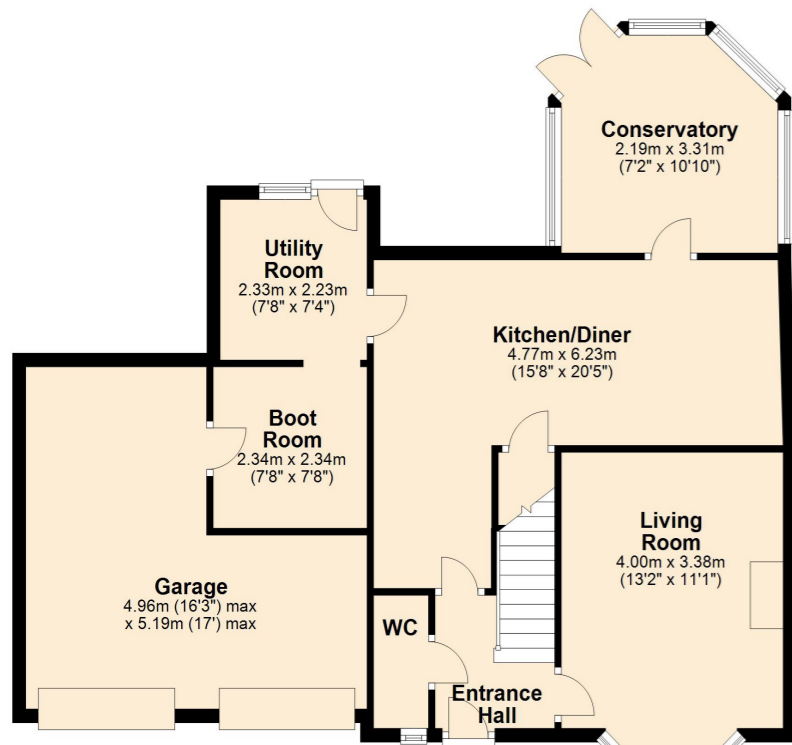


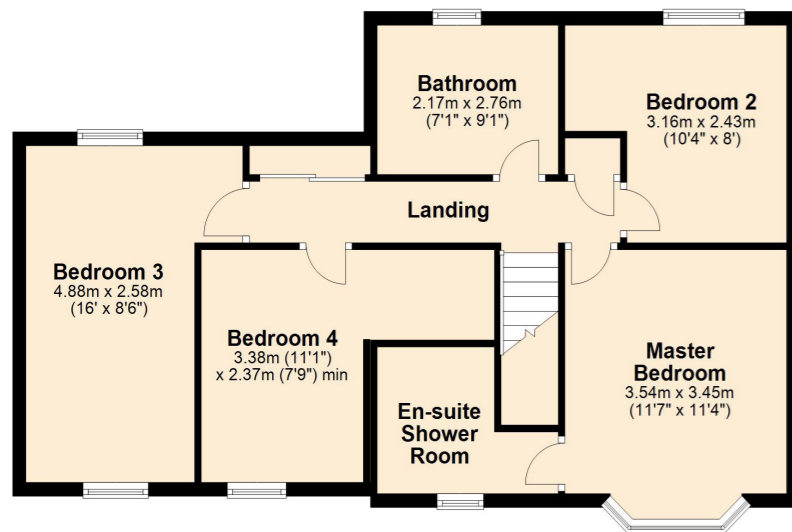
Ground Floor

Approx. 83.9 sq. metres (902.6 sq. feet)



First Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 152.9 sq. metres (1645.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		



£285,000

**25 Magnolia Close,
Driffield**

SERVICES

All mains services are connected to the property.

TENURE

The property is held under freehold title.

COUNCIL TAX

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.



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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



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

With radiator, coving to the ceiling and telephone point.

WC

With low level WC, vanity wash hand basin and radiator.

SITTING ROOM

With living flame gas fire, coving to the ceiling, bay window, radiator and TV aerial point.

BREAKFAST KITCHEN

Recently re-fitted with an attractive range of base, wall and drawer units having oak work tops over, Belfast sink with mixer tap, fitted electric double oven and microwave, four ring induction hob, integrated fridge/freezer and dishwasher, breakfast bar, wine rack, two full length radiators, wood effect laminate flooring, TV point and inset spotlights to the ceiling.

CONSERVATORY

With wall light point, electric underfloor heating and double doors opening to the garden.

UTILITY ROOM

Recently re-fitted with an attractive range of base units with oak work top over, space and plumbing for a washing machine, full length radiator, wood effect laminate flooring and inset spotlights to the ceiling.

BOOT ROOM

With radiator, wood effect laminate flooring and integral door to the garage.

FIRST FLOOR

LANDING

With built-in linen cupboard and large further storage cupboard enclosed behind sliding doors and radiator.

MASTER BEDROOM

With bay window, fitted wardrobes providing hanging and storage space, matching bedside drawers and kneehole dressing table, radiator and inset ceiling spotlights.

EN-SUITE SHOWER ROOM

With three-piece white suite including corner shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, fully tiled walls, ceiling spotlights and extractor fan.

BEDROOM TWO

With radiator and ceiling spotlights.

BEDROOM THREE

With radiator and ceiling spotlights.

BEDROOM FOUR

With radiator, ceiling spotlights, access to the roof space and dressing area.

BATHROOM

With four piece white suite including panelled bath, pedestal wash hand basin, dual flush low level WC, corner shower cubicle, fully tiled walls, heated towel rail, inset ceiling spotlights and extractor fan.

GARAGE

With twin shuttered doors (one with electric remote power lift) wall mounted gas central heating boiler, storage shelving and integral door to the house.

OUTSIDE

To the front of the property there is a brick set double width drive that leads to the garage and a small area of lawn with mature borders including a featured circular border planted with a mature dwarf tree.

To the rear is a fully enclosed south facing garden which is laid mainly to lawn and a good degree of privacy.

25 Magnolia Close, Driffield YO25 6QU

DESCRIPTION

A most attractive detached home which has recently been updated by the current owners and now offers great family living space. The property is double glazed and gas centrally heating comprising the following accommodation; Entrance hall, WC, dining kitchen, utility room, boot room, sitting room, conservatory, master bedroom with en-suite shower room, three further bedrooms, bathroom and one and a half car garage.

LOCATION

Magnolia close is a quiet Cul de Sac that lies off Bracken Road which itself is an extremely popular location that offers easy access into the town centre and out onto Beverley Road.

