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**1 Radford Grove
Driffield
YO25 5AR**

Beautifully appointed home
Popular residential development
Contemporary living space

Four bedrooms
Enclosed garden
Single garage

**Asking Price Of:
£289,950**



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DRIFFIELD
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1 Radford Grove

Driffield

YO25 5AR



A property which could easily grace the pages of an interior design magazine! Beautifully appointed throughout, the home features contemporary styled accommodation which includes front facing lounge plus delightful open plan rear facing day room and kitchen which has direct access to the garden. The master bedroom features extensive wardrobes plus en-suite and there are three further bedrooms plus house bathroom. The garden to the rear is enclosed and, in addition, there is a drive leading to a single garage.

The property forms part of a delightful and popular residential development located just off Spellowgate.

In short, this is a truly delightful home which will not fail to impress upon making arrangements to view!

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ENTRANCE HALL

A stunning entrance to the property with ceramic tiled floor which leads through to the kitchen area. Feature staircase leading off, radiator and built-in under stairs storage cupboard.



CLOAKROOM WC

With modern suite comprising low-level WC and pedestal wash basin ceramic tiled floor, radiator.

LOUNGE

11' 1" x 15' 10" (3.4m x 4.84m)

With front facing aspect having views across to Driffield All Saints Church. Radiator.



DAY ROOM / KITCHEN

12' 2" x 19' 9" (3.73m x 6.03m)

With ceramic tiled floor and being extensively fitted with a modern range of kitchen units by 'Symphony' including base and wall mounted cupboards, integrated electric double oven, four ring gas hob with extractor over, integrated microwave and concealed fridge plus freezer, space and plumbing for automatic washing machine and dishwasher. Inset stainless steel sink with hose type mixer tap. Doors leading out onto the rear garden.



LANDING

With radiator and built in linen cupboard.

BEDROOM 1

9' 4" x 12' 10" (2.85m x 3.92m)

With built-in wardrobes to recess. Radiator and front facing views across to All Saints Church.



EN-SUITE

With shower enclosure and mixer shower, pedestal wash basin and low level WC. Ceramic tiled floor and radiator.



BEDROOM 2

9' 5" x 10' 5" (2.89m x 3.19m)

Rear facing views. Radiator.



BEDROOM 3

7' 2" x 10' 0" (2.19m x 3.07m)

Radiator.



BEDROOM 4

9' 9" x 10' 1" (2.98m x 3.09m)

A useful versatile room with low-level cupboards plus wall mounted cupboard and built-in desk area. Radiator.

BATHROOM

With fitted bath having a mixer shower over, low-level WC and pedestal wash basin. Ceramic tiled floor.



GARDENS

There is a small Open Plan front garden whilst the rear is a most attractive enclosed area of garden featuring patio and shaped lawn. There is direct pressure access into the garage which is accessed from the rear of the property.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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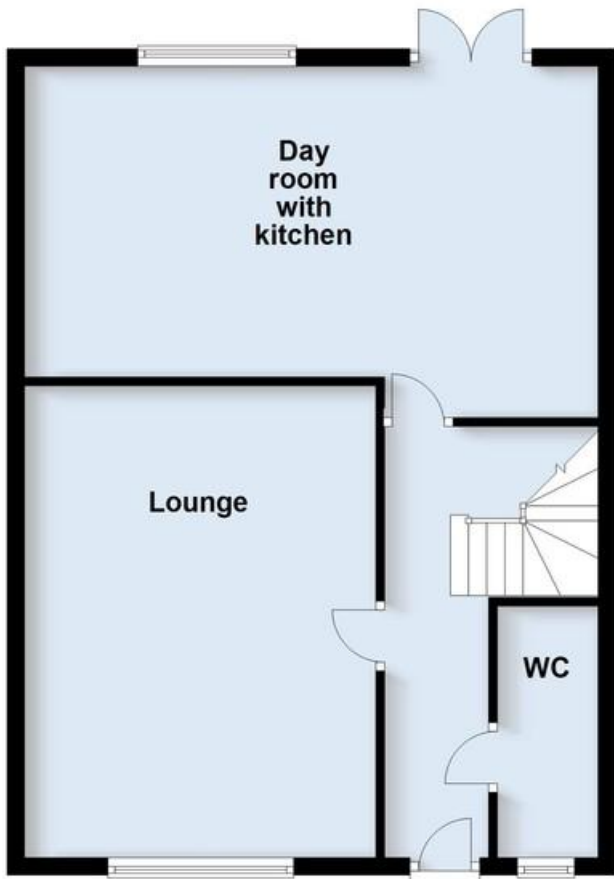
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VIEWING

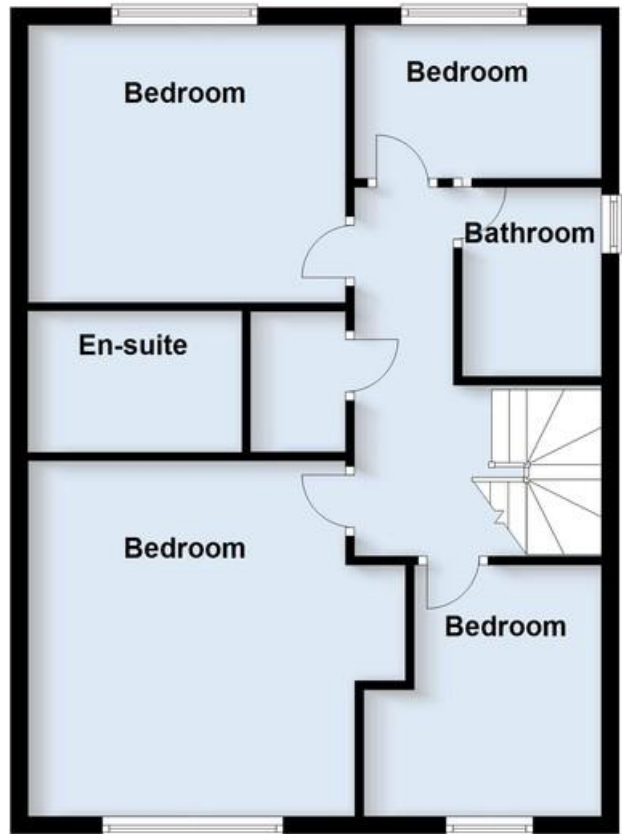
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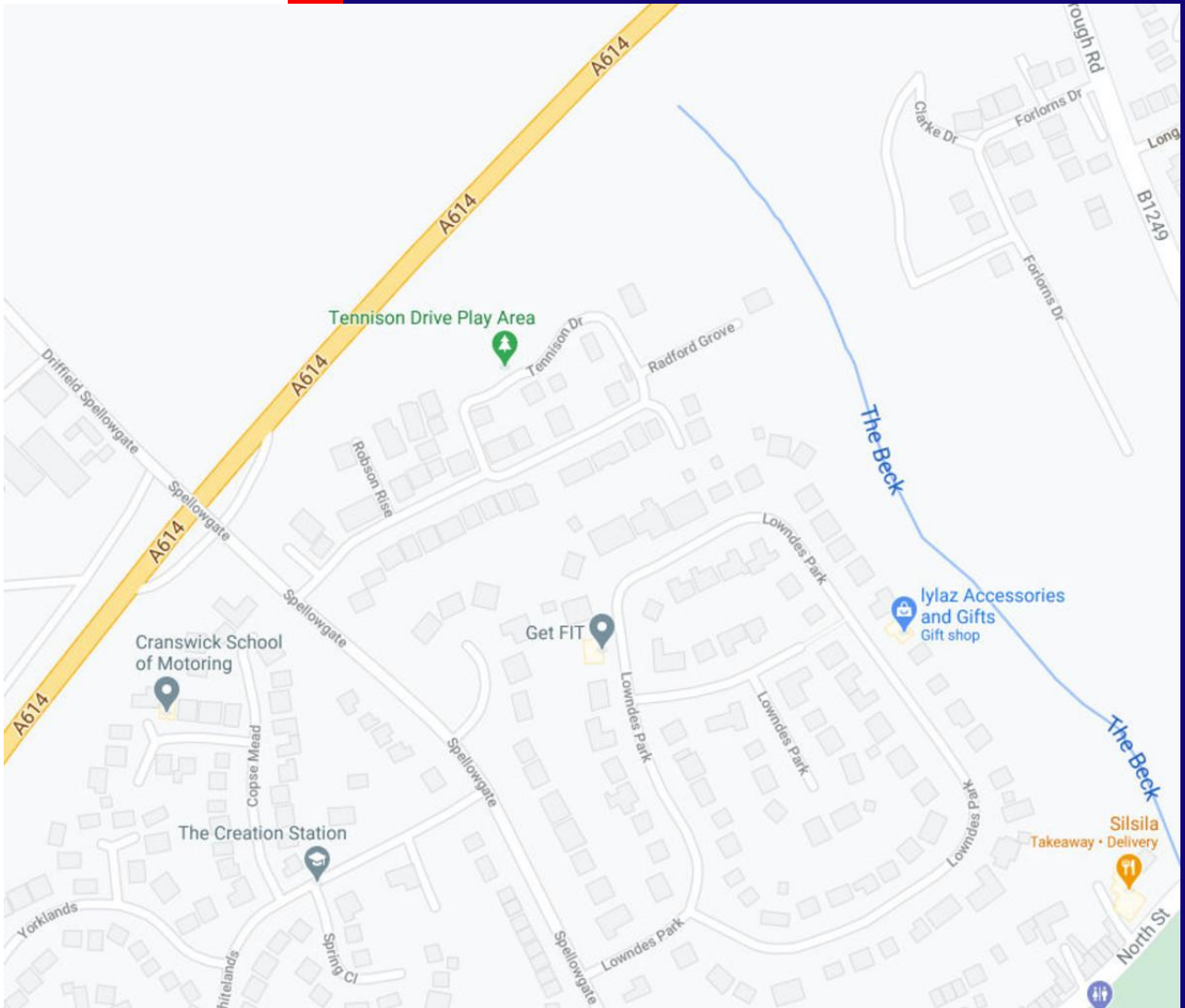
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Ground Floor



First Floor







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