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**18 Crop Close
Driffield
YO25 5BF**

**Semi-detached house
Beautifully appointed throughout
Side drive and parking**

**Open plan modern interior
Fitted kitchen with appliances
Rear facing lounge onto garden**

**Asking Price Of:
£180,000**



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18 Crop Close

Driffield, YO25 5BF



Forming part of the ever popular Dawnay Park Development in Driffield, 18 Crop Close is a NEARLY NEW semi-detached home, immaculately presented throughout and a true credit to the sole owner since it was built.

Constructed by G P Atkin Homes Limited, this property provides the quality of accommodation associated with the renowned developer, which has been enhanced by the vendor which now provides a delightful established rear garden. The interior accommodation features an open plan ground floor living area comprising lounge, having French doors onto the garden, dining area and well fitted kitchen with a wealth of appliances. The first floor features three bedrooms and house bathroom.

IN SHORT, YOU WILL NOT FAIL TO BE IMPRESSED BY THIS DELIGHTFUL HOME!

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.

ACCOMMODATION

ENTRANCE HALL

With superb oak finished doors leading off to all areas. Fitted laminate flooring and built-in utility space, having a useful provision for an automatic washing machine.



CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Fitted laminate flooring.



LOUNGE

17' 6" x 15' 7" (5.34m x 4.76m)

With rear facing French doors onto the garden and patio. Fitted laminate flooring. Double panelled radiator and coved ceiling.

Attractive side window and provides ample natural light.

The room also has provision for a dining area and is open plan into the kitchen.



KITCHEN

9' 10" x 8' 0" (3.0m x 2.45m)

Comprehensively fitted with a range of modern kitchen units featuring Shaker style doors finished in cream, inset ceramic sink with single drainer and base cupboard beneath.

Integrated appliances include four-ring gas hob with extractor canopy over, electric oven, dishwasher and concealed fridge plus freezer.

Laminate flooring throughout this delightful space.



FIRST FLOOR

LANDING

BEDROOM 1 15' 7" x 9' 8" (4.76m x 2.95m)

With two front facing windows. Radiator.



BATHROOM Well fitted with a curved edge shower bath having a plumbed-in shower over and curved glass side screen. Low level WC and pedestal wash basin. Heated towel rail.



BEDROOM 2 10' 4" x 9' 2" (3.16m x 2.81m)

A rear facing room with views onto the garden. Radiator.



BEDROOM 3

11' 7" x 6' 1" (3.55m x 1.86m)

A rear facing room with radiator.



OUTSIDE

The property forms part of an attractive cul-de-sac comprising various dwelling styles and features a shallow front forecourt garden.

There is a side drive which provides ample off-street parking for multiple vehicles, whilst to the rear is an enclosed area of garden within a fenced boundary.

The garden features a paved patio immediately to the rear of the property and this leads to a lawned area with side borders.



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 B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

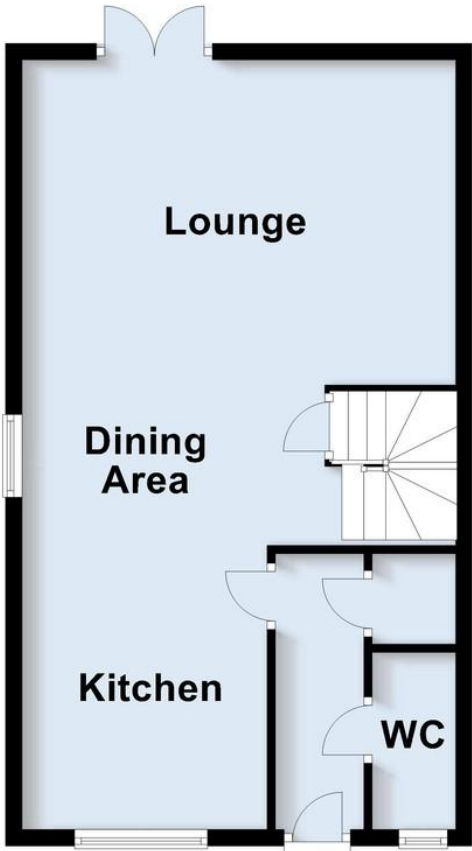
NOTE

Heating systems and other services have not been checked.

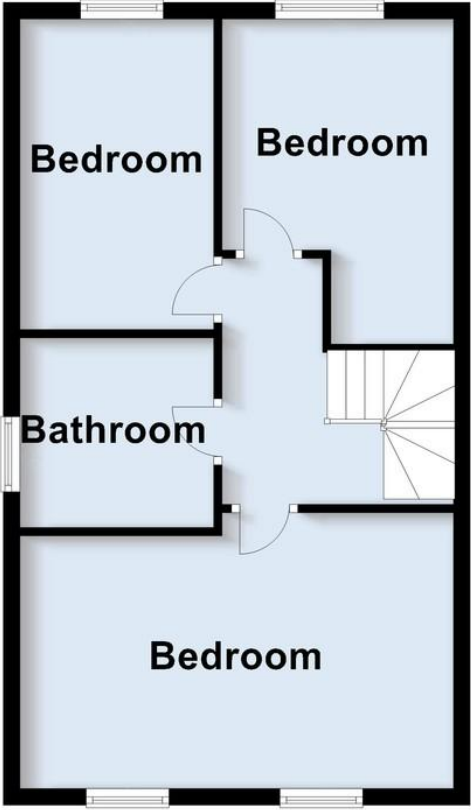
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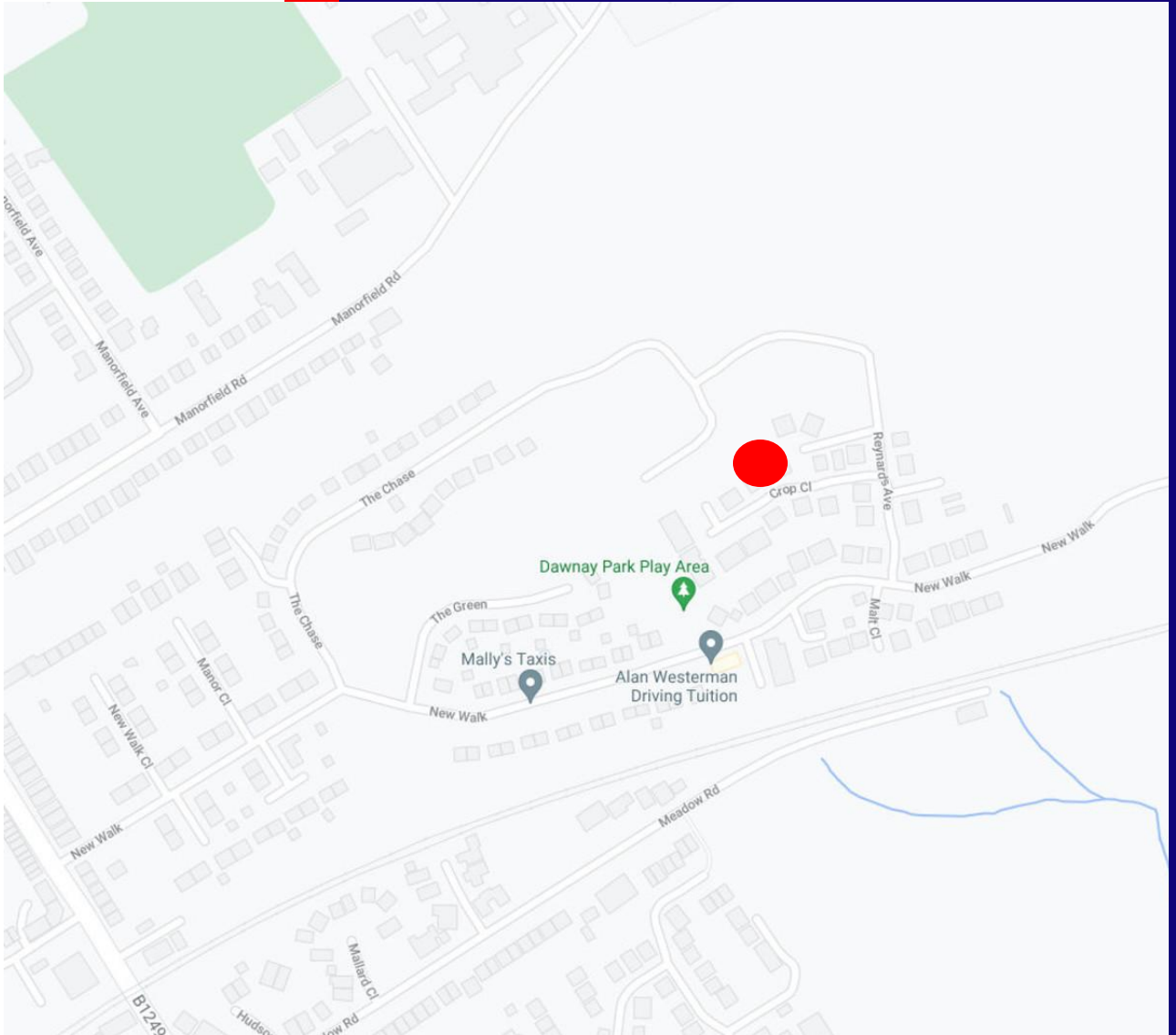
WHAT'S YOURS WORTH?

Ground Floor



First Floor







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