



EPC GOES HERE



SERVICES
Mains gas, water, electricity and drainage are all connected to the property. **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

TENURE
The property is held under freehold title with vacant possession on completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown on the Council Tax Property Bandings List in Valuation Band 'E' however this can be adjusted following a sale.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.



Offers in the region of £340,000 2 Spellowgate Close, Drifffield



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

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Dee Atkinson & Harrison



2 Spellowgate Close, Driffield YO25 5BN

DESCRIPTION

We are delighted to offer to the market with NO UPWARD CHAIN, this versatile detached chalet house that occupies a good-sized plot in this prime residential area. The property offers spacious accommodation that is gas centrally heated, fully double glazed and offers the opportunity for further conversion of the roof space to create additional accommodation (subject to planning consent). Although it would now benefit from the updating of kitchen and bathroom fittings, this has been factored into the realistic guide price. Interested parties are strongly urged to make a full internal inspection at the earliest opportunity.

LOCATION

Spellowgate Close is a small Cul-de-sac situated off Spellowgate, to the North of the Town Centre. It is very conveniently placed only a short walk from the open countryside as well as being well placed for access to both the Town Centre and Driffield bypass that gives access to the larger Towns and cities of Bridlington, York, Beverly and Hull.



THE ACCOMMODATION COMPRISES ON THE GROUND FLOOR

PORCH

With tiled floor.

ENTRANCE HALL

With single radiator, walk in cloak cupboard, large fitted storage cupboard, telephone point and hardwood staircase leading off.

LIVING ROOM

With living flame gas fire set in a brick fireplace, TV aerial point, coving to the ceiling, alcove book shelves and double radiator.

SITTING/DINING ROOM

With living flame gas fire set in a brick fireplace, TV aerial point, double radiator, coving to the ceiling and sliding patio doors to the garden.

KITCHEN

Fitted with a range of kitchen units with worktops over, stainless steel sink with mixer tap, double oven, four ring gas hob and extractor canopy over, double radiator.

UTILITY ROOM

With base and wall cupboards, plumbing for an automatic washing machine, double radiator and rear entrance door.

BEDROOM ONE

A good sized double bedroom with single radiator, coving to the ceiling and TV aerial point.

BEDROOM TWO

With single radiator and fitted wardrobes.

BATHROOM

With avocado coloured suite including panelled bath, pedestal wash hand basin, part tiled walls and heated towel rail.

SEPARATE WC

With low level WC and single radiator.

ON THE FIRST FLOOR

LANDING

With airing cupboard housing the factory lagged hot water cylinder.

BEDROOM THREE

With single radiator and fitted wardrobes to one wall.

BATHROOM

With three piece pampas coloured suite including encased bath, pedestal wash hand basin, low level WC, part tiled walls and heated towel rail.

OUTSIDE

The gardens to the property are a particularly appealing feature, being good sized, mainly private and generally well maintained. The property is approached from a private brick set drive providing parking and turning area as well as giving access to:

DOUBLE GARAGE & WORKSHOP

With up and over door, power and light connected. A personal door gives access to the lean-to timber workshop with power and light connected.

GARDENS

The gardens have been well landscaped and include a block paved patio, slightly sloping lawn and well stocked shrubbery border.



AGENTS NOTE

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****