

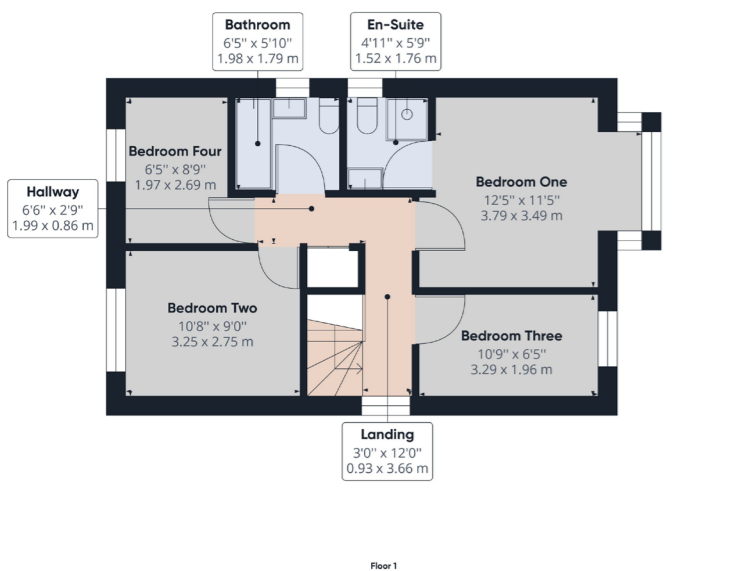
Dee Atkinson & Harrison

Approximate total area**
520.23 sq ft
48.33 sq m

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

014775360



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Approximate total area**
488.47 sq ft
45.38 sq m

(*) Excluding balconies and terraces

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014775360



Offers In Region Of
£268,000

**2 Kendale View,
Driffield, YO25 5YY**

SERVICES
Understood to all be connected to mains.

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 '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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the side aspect, coving, stairs leading to first floor landing, understairs storage cupboard, radiator, telephone point and power points.

LOUNGE- 4.14m (13'7) x 5.41m (17'9)

Large bay window and small window to the front aspect, coving, gas fireplace with hearth, laminate flooring, radiator, TV point and power points.

WC

Opaque window to the side aspect, partially tiled walls, low flush WC, sink with vanity unit, tiled effect laminate flooring and radiator.

KITCHEN- 4.14m (13'7) x 2.74m (9')

Door to the rear leading to the garden, window to the rear and side aspect, tiled splash back, a range of wall and base units, space for washing machine, space for fridge and freezer, cupboard housing the boiler, sink with drainer unit, gas hob, gas oven, laminate flooring and power points.

DINING ROOM- 3.23m (10'7) x 2.62m (8'7)

Double doors to the rear leading to the garden, coving, laminated wood style flooring, radiator and power points.

FIRST FLOOR LANDING

Window to the side aspect, coving, loft access, cupboard housing the water tank and power points.

BEDROOM ONE- 4.06m (13'4) x 3.48m (11'5)

Large bay window to the front aspect, radiator and power points.

EN-SUITE- 1.47m (4'10) x 1.75m (5'9)

Opaque window to the side aspect, tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, fully tiled shower cubicle, tiled effect laminate flooring and chrome heated towel rail.

BEDROOM TWO- 3.23m (10'7) x 2.72m (8'11)

Window to the rear aspect, coving, laminated wood style flooring, radiator and power points.

BEDROOM THREE- 3.28m (10'9) x 1.96m (6'5)

Window to the front aspect, coving, laminated wood style flooring, radiator and power points.

BEDROOM FOUR- 1.96m (6'5) x 2.67m (8'9)

Window to the rear aspect, coving, laminated wood style flooring, radiator and power points.

GARDEN

Very well maintained garden which is mainly laid to lawn with patio seating area, side access, outside tap and shed.

GARAGE- 5.03m (16'7) x 2.39m (7'10)

Up and over door, door to the side aspect, window to the rear and lighting.

PARKING

Off street parking for two cars.

2 Kendale View, Drifffield, YO25 5YY

DESCRIPTION
NO ONWARD CHAIN

2 Kendale View is a four bedroom, detached property with the added benefit of being a corner plot. Situated just outside of the town centre, this stunning family home sits in a great location and has been thoroughly looked after by it's current owner over the years.

The property briefly comprises:- entrance hall with understairs cupboard, large lounge area, kitchen, dining room, stairs leading to the first floor, four bedrooms one with an en-suite, family bathroom, spacious garden to the rear, small garden to the front, single garage and off street parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



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