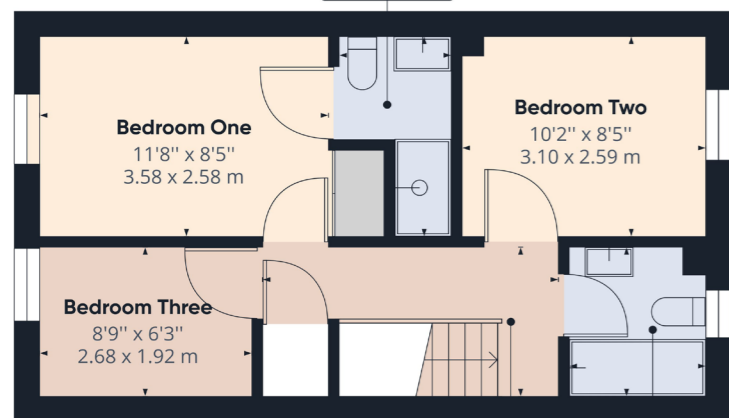


Floor 0  
En-Suite  
4'5" x 8'5"  
1.37 x 2.58 m



Floor 1



Offers In Region Of  
**£220,000**

**35 Ellacott Garth,  
Driffield, YO25 5FZ**

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 'C'.

**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.



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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:

### ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, wooden flooring, radiator and power points.

### WC- 1.60m (5'3) x 0.94m (3'1)

Opaque window to the front aspect, low flush WC, sink with pedestal and extractor fan.

### LOUNGE- 5.28m (17'4) x 3.23m (10'7)

Window to the front aspect, radiator, TV point and power points.

### KITCHEN/DINING AREA- 3.17m (10'5) x 4.52m (14'10)

Double doors and window to the rear, understairs storage cupboard, a range of wall and base unit, cupboard housing the boiler, integrated fridge/freezer, integrated dishwasher, sink with drainer unit, electric oven, electric hob, extractor fan, extractor hood, under cabinet spotlights, laminated flooring, radiator, TV point and power points.

### FIRST FLOOR LANDING

Built in cupboard, loft access, radiator and power points.

### BEDROOM ONE- 3.56m (11'8) x 2.59m (8'6)

Window to the front aspect, built in wardrobes, radiator, TV point and power points.

### EN-SUITE

Three piece suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, laminated flooring, vanity cupboards, radiator and shaving point.

### BEDROOM TWO- 3.07m (10'1) x 2.59m (8'6)

Window to the rear aspect, radiator, TV point and power points.

### BEDROOM THREE- 2.65m (8'8) x 1.88m (6'2)

Window to the front aspect, radiator and power points.

### BATHROOM

Opaque window to the rear aspect, fully tiled walls, three piece suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, laminated flooring, radiator and extractor fan.

### GARDEN

Beautifully landscaped garden which is partially patio and lawn, seating area, shed, outside tap and side access.

### PARKING

Off street parking.

# 35 Ellacott Garth, Driffield, YO25 5FZ

## DESCRIPTION

35 Ellacott Garth is a Barrett Built property which was completed in August 2021. This three bedroom semi-detached house has been kept immaculate by its current owner. A stylish home, perfect for investors or someone wanting to get onto the property ladder.

The property briefly comprises:- entrance hall, WC, well proportionate lounge leading into a kitchen/dining area, three bedrooms which one has an ensuite, two additional bedrooms, family bathroom, immaculate garden and off street parking.

## LOCATION

Driffield is a thriving Market Town that provides an excellent range of shopping and other amenities as well as being convenient for the East coast and larger historic Minster towns and cities of Beverley, Hull and York.

