



**£550,000**

# Springfield, Holland Close, Driffield

**SERVICES**  
All mains services are connected to the property.

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

**COUNCIL TAX** is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'E'

Strictly by appointment with the sole agents on 01377 241919.

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





# Springfield, Holland Close, Beverley Road, Driffield, YO25 6QR

## DESCRIPTION

At approximately 2040 sq ft (excluding the double garage) this outstanding detached bungalow is without doubt one of the largest in the area. Built in 1999 by renowned local builder John Duggleby Homes Ltd, the property offers four bedrooms, two reception rooms, conservatory, two bathrooms, large double garage and stands on a large plot of just over 0.4 of an acre with gardens to three sides. The property is situated in a peaceful position on a private road off Beverley Road, and properties of this calibre are rarely available on the open market, so an early viewing is essential. It is also available immediately with no upward chain.

## LOCATION

Driffield 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 Beverley, Hull, Bridlington and Scarborough.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

With ceiling coving, sealed unit double glazing and two radiators.

### LIVING ROOM

Ornate marble fireplace with matching inset and hearth, TV and Satellite connection points, PVCu sealed unit double glazing to three elevations including bay window, ceiling coving and two radiators.

### SITTING ROOM

With ceiling coving, dado rail and radiator, French doors to;

### CONSERVATORY

Of brick and PVCu sealed unit double glazed construction with tiled floor with French doors to garden, window blinds and radiator.

### KITCHEN

Fitted with an extensive range of medium oak base and eye level units with square edged work surfaces, incorporating a corner mounted five ring gas hob, with canopy over, double oven, integrate dishwasher and fridge, single drainer sink unit, worktop lighting, tiled floor, PVCu sealed unit double glazed window overlooking rear garden, ceiling spotlights and radiator.

### UTILITY ROOM

With matching base and eye level units, drawer unit, roll edge work surfaces, stainless steel sink and drainer sink unit, plumbing for automatic washing machine, radiator, door to garage and door to the garden.

### MASTER BEDROOM

With an extensive range of wardrobes, top boxes, drawers and dressing table, PVCu sealed unit double glazed window overlooking the rear garden, ceiling coving and radiator.

### EN-SUITE SHOWER ROOM

With shower in cubicle, wash basin and low level WC, half tiled walls, down lighters, PVCu sealed unit double glazed window and radiator.

### BEDROOM TWO

With fitted wardrobes, ceiling coving, PVCu sealed unit double glazed window and radiator.

### BEDROOM THREE

Fitted wardrobes, PVCu sealed unit double glazed window and radiator.

### BEDROOM FOUR/DINING ROOM

Ceiling coving and dado rail, PVCu sealed unit double glazed window and radiator.

### FAMILY BATHROOM

Panelled bath with shower in separate corner cubicle, wash basin and low level WC, half tiled walls, down lighters, PVCu sealed unit double glazed window and radiator.



### OUTSIDE

The property stands in an extremely well proportioned plot with established gardens laid mainly to lawn, benefiting from selected planting areas with mature trees and ornamental evergreens. To the front of the property is a large brick sett driveway and parking area with feature raised flower bed. There are well stocked borders throughout the gardens and a vegetable plot with fruit trees along with a timber summer house and paved patio. To the rear of the property is a further paved area with pagoda style walk way, hung with clematis and honeysuckle along with a gravel garden area and shed.

### GARAGE

With two up and over doors, wall mounted gas fired central heating boiler, light and power laid on.