

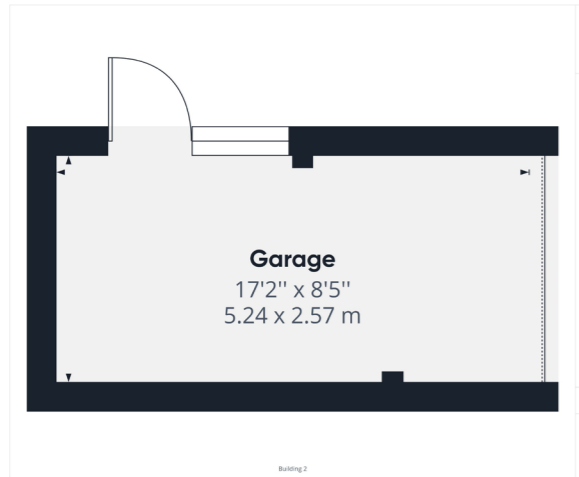
Dee Atkinson & Harrison

Approximate total area**
861.98 sq ft
80.08 sq m

(*) Excluding balconies and terraces

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

01377 241919



Dee Atkinson & Harrison

Approximate total area**
164.20 sq ft
15.28 sq m

(*) Excluding balconies and terraces

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Dee Atkinson & Harrison

**Offers In The Region Of
£285,000**

**25 Burdale Close,
Drifffield, YO25 6SG**

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, storage cupboard, power points and loft access.

CLOAKROOM- 3'0 (0.93m) x 5'0 (1.53m)

Opaque window to the front aspect, low flush WC, sink with pedestal, laminated flooring and radiator.

KITCHEN- 9'9 (2.99m) x 8'1 (2.48m)

Door and window to the front aspect, combi-boiler, partially tiled walls, a range of wall and base units, built in wine rack, sink with drainer unit, tiled splash back, space for any free standing appliances, plumbed for washing machine, electric hob, electric oven, laminated flooring, telephone point and power points.

LOUNGE/DINING AREA- 20'2 (6.16m) x 12'9 (3.90m)

A generous size lounge/dining room with large window to the side aspect, coving, multi-fuel log burner with slate hearth, radiator, TV point and power points.

SUNROOM- 7'11 (2.42m) x 9'7 (2.93m)

Peaceful addition to the property which overlooks the garden. It has sliding doors to the rear aspect, double doors to the side aspect and windows to all three sides.

BEDROOM ONE- 9'6 (2.91m) x 10'1 (3.09m)

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

BEDROOM TWO- 10'8 (3.27m) x 8'1 (2.48m)

Double windows to the side aspect, radiator and power points.

BEDROOM THREE- 9'2 (2.81m) x 9'1 (2.78m)

Currently used as a study but would be the third bedroom, there is a window to the side aspect, fitted units, radiator and power points.

BATHROOM- 7'1 (2.17m) x 5'7 (1.71m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower, laminated flooring, heated towel rail, extractor fan and shaving point.

GARDEN

To the rear of the property is a south facing garden. With exquisite views and like most properties situated in the area, the current vendor has enjoyed the additional garden space leading down to the stream. The garden is mainly laid to lawn with mature trees, shrub and flower borders, perfect for keen gardeners. There is also a gravelled area which houses a fish pond as well as laid patio ideal for sitting outside and enjoying the sun. In addition, there is also a small greenhouse and two garden sheds.

GARAGE- 17'2 (5.24m) x 8'5 (2.57m)

Up and over door, pedestrian door to the side aspect, power and lighting.

PARKING

Off street parking for two/three cars.

25 Burdale Close, Driffield, YO25 6SG

DESCRIPTION

25 Burdale Close stands just off a popular residential area on the edge of town. This well presented 3-bedroom bungalow has a hidden gem at the bottom of the garden which definitely has to be viewed to fully appreciate its tranquillity.

The property briefly comprises:- entrance hall, cloakroom, kitchen, well proportioned lounge/dining area, additional sunroom, three double bedrooms and family bathroom. To the outside there is a single garage, off street parking and a stunning garden overlooking the beck.

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.

