



**Asking Price**  
**£310,000**

**77 Southfield Close,**  
**Drifffield, YO25 5YU**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	71   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 '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.



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

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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 13'11 (4.25m) x 3'1 (0.96m)**

Door to the front aspect, coving, panelled walls, tiled flooring, understairs storage cupboard, radiator and power points.

**CLOAKROOM- 5'1 (1.56m) x 3'1 (0.95m)**

Opaque window to the front aspect, low flush WC, sink with vanity unit, tiled splash back, wood effect tiled flooring and heated towel rail.

**LOUNGE- 16'3 (4.96m) x 10'1 (3.08m)**

Large bay window to the front aspect, coving, fireplace with surround and marble hearth, radiator, TV point and power points.

**DINING ROOM- 9'2 (2.80m) x 8'11 (2.73m)**

Double doors leading to the sunroom at the rear aspect, coving, radiator and power points.

**KITCHEN / UTILITY SPACE- 10'0 (3.05m) x 15'10 (4.85m)**

Windows to the rear aspect, door to the side aspect, tiled splash back, a range of wall and base units, storage shelves, plumbing for dishwasher and washing machine, space for fridge/freezer and dryer, sink with drainer unit, gas hob, electric oven, extractor hood, wood effect tiled flooring, radiator and power points.

**SUNROOM- 12'0 (3.66m) x 8'0 (2.45m)**

Sunroom overlooking the garden with double doors to the side aspect, windows to all three aspects, wood effect tiled flooring with underfloor heating and power points.

**FIRST FLOOR LANDING**

Bright landing with radiator, power points and loft access.

**BEDROOM ONE- 15'6 (4.74m) x 11'3 (3.44m)**

Window to the front aspect, panelled wall, fitted wardrobes, radiator, TV point and power points.

**EN-SUITE- 5'5 (1.67m) x 5'4 (1.65m)**

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle with over head shower and separate attachment, heated towel rail and extractor fan.

**BEDROOM TWO- 10'2 (3.11m) x 8'4 (2.55m)**

Window to the front aspect, fitted storage cupboard, radiator and power points.

**BEDROOM THREE- 8'8 (2.66m) x 8'11 (2.74m)**

Window to the rear aspect, radiator and power points.

**BEDROOM FOUR- 8'9 (2.69m) x 8'4 (2.54m)**

Window to the rear aspect, radiator and power points.

**BATHROOM- 5'9 (1.77m) x 7'8 (2.36m)**

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, tiled bath with mixer taps, fitted storage cupboard, heated towel rail and extractor fan.

**GARDEN**

Lovely landscaped garden which is mainly laid with astro turf, beautiful patio area, garden shed and gravelled area. It is fully enclosed with side access leading to the front aspect.

**PARKING**

Off street parking for two cars.

# 77 Southfield Close, Driffield, YO25 5YU

**DESCRIPTION**

77 Southfield Close is an extremely well presented detached 4 bedroom home located on a peaceful cul-de-sac on the outskirts of Driffield town centre. Benefitting from some modifications throughout, this property stands out from the crowd for being "turn key ready" and is the perfect family home. The garden has been beautifully landscaped enclosed by a line of mature trees on the rear boundary that makes the garden serene and private.

The property briefly comprises:- entrance hall, cloakroom, lounge, dining room, kitchen with open utility space, sunroom to the rear, first floor landing with master bedroom and en-suite, three additional bedrooms and family bathroom. There is an integral garage, back and front garden with off street parking.

**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 Hull, Beverley, Bridlington and Scarborough.

