



**Offers Over
£330,000**

**10 The Beechwood,
Drifffield, YO25 5NS**

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

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- 21'9 (6.64m) x 4'11 (1.50m)

Door to the front aspect, coving, stairs to the first floor landing, laminated wood style flooring, radiator power points and understairs storage cupboard with lighting.

LOUNGE- 17'6 (5.34m) x 12'11 (3.96m)

Large bay window to the front aspect, coving, gas fireplace with wooden surround and tiled hearth, laminated wood style flooring, radiator, TV point and power points.

CLOAKROOM- 3'3 (0.99m) x 8'1 (2.47m)

Opaque window to the side aspect, coving, low flush WC, sink with pedestal, tiled splash back, laminated wood style flooring, radiator and extractor fan.

KITCHEN/BREAKFAST AREA- 9'6 (2.90m) x 16'4 (4.99m)

Double doors and windows to the rear aspect, coving, a range of wall and base units, tiled splash back, integrated fridge, plumbing for dishwasher, sink with drainer unit, Range style cooker with extractor fan, tiled flooring, radiator and power points.

UTILITY- 6'2 (1.89m) x 7'6 (2.30m)

Door and window to the side aspect, coving, tiled splash back, a range of wall and base unit, sink with drainer unit, space for dryer, plumbing for washing machine, tiled flooring, radiator, extractor fan and power points.

DINING ROOM/SNUG- 9'6 (2.91m) x 10'0 (3.07m)

Double doors to the rear aspect, coving, laminated wood style flooring, radiator, TV point and power points.

CONSERVATORY- 13'10 (4.23m) x 7'1 (2.16m)

Double doors to the rear aspect leading out to the garden, windows to all three sides, laminated wood style flooring, radiator and power points.

FIRST FLOOR LANDING

Coving, built in airing cupboard, radiator, power points and loft access which is boarded and insulated with lights and loft ladder.

BEDROOM ONE- 15'11 (4.86m) x 12'11 (3.96m)

Double window to the front aspect, coving, laminated wood style flooring, radiator, TV point and power points.

EN-SUITE- 6'2 (1.88m) x 7'5 (2.27m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 14'3 (4.36m) x 13'4 (4.09m)

Window to the front aspect, coving, radiator and power points.

BEDROOM THREE- 15'9 (4.82m) x 10'0 (3.05m)

Window to the rear aspect, coving, built in shelving and wardrobes, radiator and power points.

BEDROOM FOUR- 9'5 (2.88m) x 8'10 (2.71m)

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

BATHROOM- 6'3 (1.92m) x 7'1 (2.17m)

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

GARDEN

South facing private garden with open views aspect to the rear. It is mainly laid to lawn, patio area to the immediate rear with pebbled seating area, mature shrub and flower borders, enclosed with timber fencing and side access to the front of the property.

GARAGE- 17'0 (5.19m) x 8'2 (2.49m)

Electric roller door, side pedestrian door, boiler, power and lighting.

PARKING

Off street parking for two cars.

10 The Beechwood, Driffield, YO25 5NS

DESCRIPTION

10 The Beechwood is an exceptional family property sitting in a highly regarding area on the outskirts of the town. Enjoying a quiet cul-de-sac location, the current owner has kept it immaculate throughout. It boasts spacious accommodation and enjoys multiple reception rooms with the addition of a sunny south facing.

The property briefly comprises:- entrance hall, lounge, integral garage downstairs cloakroom, kitchen/dining, separate utility room, snug, conservatory, four good size bedrooms one with an en-suite, family bathroom, rear garden and 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.

