

Total area: approx. 111.3 sq. metres (1197.5 sq. feet)

Floorplan of existing building.  
Plan produced using PlanUp.



Dee Atkinson & Harrison

**Asking Price**  
**£170,000**

**16 Church View,**  
**Garton-on-the-Wolds, YO25 3ER**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

**SERVICES**

LPG gas, mains water, electricity and sewage system.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

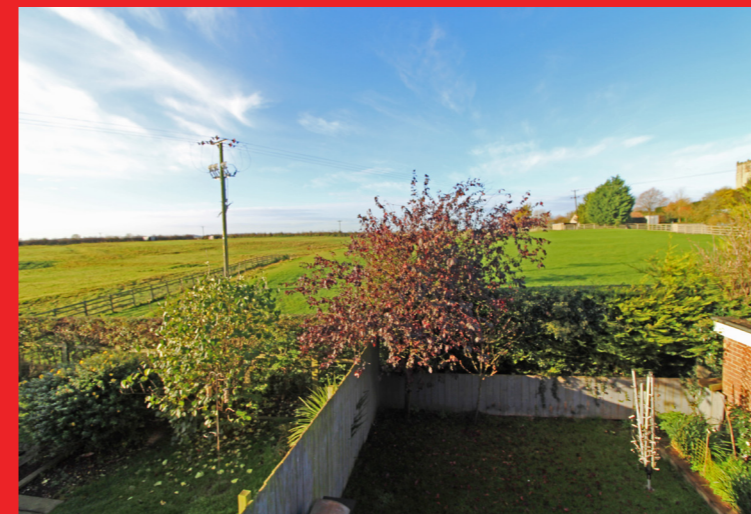
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**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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**Dee Atkinson & Harrison**



# 16 Church View, Garton-on-the-Wolds, YO25 3ER

## DESCRIPTION

This established semi-detached house stands in a quiet cul-de-sac, rural location which enjoys open countryside views. It offers open plan living/dining space with a well proportioned garden to the rear. 16 Church View is well presented throughout and would appeal to a variety of different purchasers.

The property briefly comprises:- entrance hall, cloakroom, lounge/dining area, kitchen, first floor landing with three bedrooms, family bathroom, garden to the front and rear, garage and off street parking.

## LOCATION

Garton is well situated on the A166 and provides good access to Driffield, Malton, York and beyond. The village has a well regarded primary school, church and is only three miles from the full range of amenities provided in the town of Driffield. Driffield is a traditional established market town.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

Door to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

### CLOAKROOM

Two piece bathroom suite comprising:- low flush WC, sink with pedestal, laminated flooring and radiator.

### LOUNGE/DINING AREA- 7.15m (23'5") x 4.13m (13'7")

Large window to the front aspect, double doors leading to the rear garden, coving, feature fireplace with log burner and stone hearth, laminated flooring, radiator, TV point and power points.

### KITCHEN- 3.17m (10'5") x 3.08m (10'1")

Window to the rear aspect, internal door to the side leading to the garage, a range of wall and base units with wooden worktop, tiled splash back, belfast sink with drainer unit and mixer taps, integrated fridge, electric hob, electric oven, extractor hood, laminated flooring, radiator and power points.

### FIRST FLOOR LANDING

Window to the side aspect, dado rail, airing cupboard, radiator and access to loft space.

### BEDROOM ONE- 3.75m (12'4") x 3.74m (12'3") plus 0.48m (1'7") x 0.48m (1'7")

Window to the rear aspect, built in wardrobe,

radiator, TV point and power points.

### BEDROOM TWO- 3.29m (10'10") x 3.17m (10'5")

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

### BEDROOM THREE- 2.83m (9'3") x 2.39m (7'10")

Window to the front aspect, built in storage cupboard and shelving, radiator and power points.

### BATHROOM

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with electric overhead shower, laminated flooring and heated towel rail.

### GARAGE- 7.15m (23'5) x 3.49m (11'5)

Up and over door, side personal door, power and lighting.

### GARDEN

There is a gated driveway located to the front of the house providing access to a driveway and single adjoining garage. The front garden is laid to lawn with well stocked borders. The rear garden enjoys a sunny Westerly aspect and is enclosed having a paved patio area perfect for entertaining together with a brick built outbuilding and wood store.