



**Asking Price  
£315,000**

#### 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

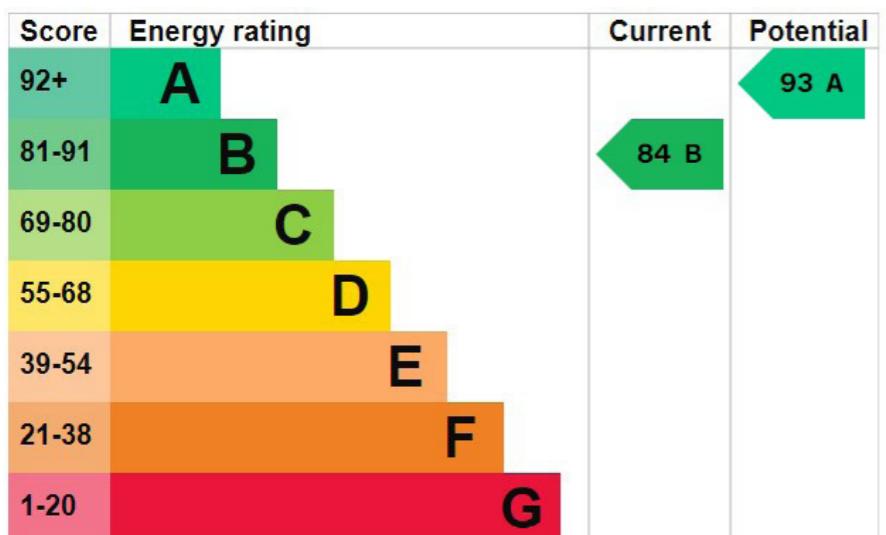
Strictly by appointment with the sole agents on 01377 241919.

#### 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.



**4 Radford Grove,  
Driffield, YO25 5AR**





## 4 Radford Grove, Driffield, YO25 5AR

### DESCRIPTION

4 Radford Grove occupies a generous corner plot sitting on a brand new development just on the outskirts of town. It offers four double bedrooms and large living space with an impressive garden, perfect for outdoor entertaining. This detached property is one of the very few models of this type and is an ideal opportunity to live in close proximity to the town centre but also ideally positioned to benefit from the neighbouring countryside. The property briefly comprises:- entrance hall, cloakroom, large lounge, open plan kitchen/dining area, first floor landing with four double bedrooms, one with an en-suite, family bathroom, garden to the rear, integral garage and off street parking for two cars.

### LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

### THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL- 12'0 (3.67m) x 9'9 (2.98m)**

Door to the front aspect, stairs leading to first floor landing, understairs cupboard with ample space, alarm system, fitted carpets, radiator and power points.

**CLOAKROOM- 3'8 (1.12m) x 6'2 (1.88m)**

Low flush WC, sink with pedestal, tiled splash back, tiled flooring, radiator and extractor fan.

**LOUNGE- 16'6 (5.05m) x 12'9 (3.90m)**

Large window to the front aspect, fitted blinds, fitted carpets, radiator, TV point and power points.

**KITCHEN/DINING ROOM- 9'11 (3.02m) x 19'0 (5.81m)**

Double doors and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, integrated dishwasher, integrated washer, integrated fridge/freezer, gas hob, double electric oven, extractor hood, tiled flooring, fitted blinds, two radiators and power points.

**FIRST FLOOR LANDING**

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

**BEDROOM ONE- 13'1 (4.01m) x 12'7 (3.85m)**

Window to the front aspect, fitted wardrobes, fitted blinds, fitted carpets, radiator. TV point and power points.

**EN-SUITE- 4'6 (1.39m) x 7'9 (2.38m)**

Opaque window to the side aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled walk in shower cubicle, tiled flooring, fitted blinds, radiator and extractor fan.

**BEDROOM TWO- 10'1 (3.09m) x 11'9 (3.60m)**

Window to the rear aspect, fitted wardrobes, fitted blinds, radiator and power points.

**BEDROOM THREE- 12'5 (3.80m) x 10'2 (3.12m)**

Window to the rear aspect, fitted wardrobes with sliding doors, fitted blinds, radiator and power points.

**BEDROOM FOUR- 10'0 (3.05m) x 10'6 (3.21m)**

Versatile use of either a bedroom or dressing room, there is a window to the front aspect, built in wardrobes, fitted blinds, radiator and power points.

**BATHROOM- 6'5 (1.97m) x 7'1 (2.18m)**

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

**GARDEN**

The generous and beautifully landscaped garden is south-westerly facing, it's mainly laid to lawn with plant and shrub borders, patio area ideal for seating and enjoying the afternoon sun, multiple power points, wall mounted outside lights to the front and rear, fully enclosed timber fencing, outside tap and gated side access to the front of the property.

**GARAGE- 22'8 (6.93m) x 10'3 (3.14m)**

Up and over door, pedestrian door leading to the garden, power and lighting.

**PARKING**

Off street parking for two cars.

