

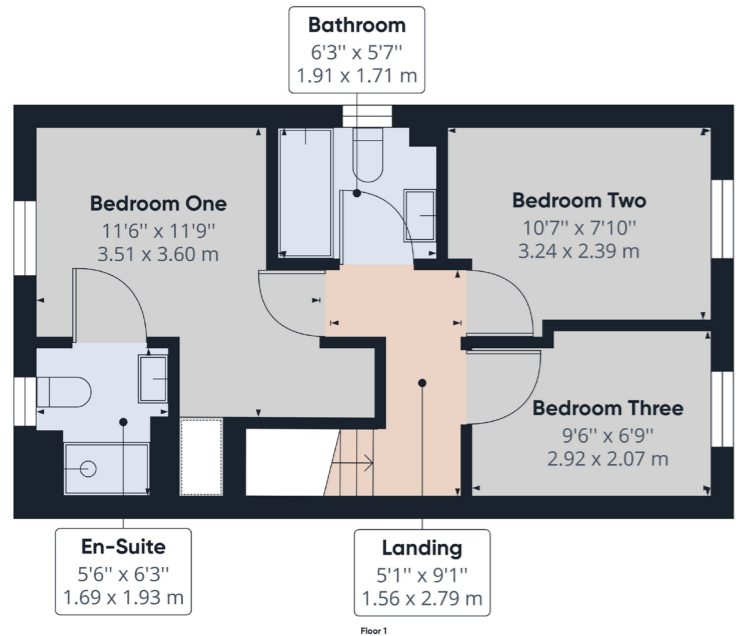
Dee Atkinson Harrison

Approximate total area<sup>(1)</sup>  
407.45 sq ft  
37.85 m<sup>2</sup>

(1) Excluding balconies and terraces

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

01A1FF360



Dee Atkinson Harrison

Approximate total area<sup>(1)</sup>  
367.99 sq ft  
33.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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

01A1FF360



Offers Over  
£217,500

17 Ellacott Garth,  
Drifffield, YO25 5FZ

**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 '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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





# 17 Ellacott Garth, Driffield, YO25 5FZ

## DESCRIPTION

17 Ellacott Garth is a Barratt Built property which was completed early 2022. This three bedroom semi-detached house is offered to the market with no onward chain and has been upgraded with solid oak wood doors throughout. It's been kept in immaculate condition and is a stylish home giving the next buyer the opportunity to acquire a modern and pristine house.

The property briefly comprises:- entrance hall, lounge, hallway with cloakroom and understairs cupboard, kitchen/dining space, first floor landing with three bedrooms, one with en-suite, family bathroom, rear garden and allocated 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.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, vinyl flooring and power points.

### LOUNGE- 12'11 (3.95m) x 11'10 (3.61m)

Window to the front aspect, vinyl flooring, radiator, TV point and power points.

### HALLWAY

Understairs storage cupboard and vinyl flooring.

### CLOAKROOM- 3'5 (1.06m) x 5'6 (1.70m)

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

### KITCHEN/DINING AREA- 9'11 (3.04m) x 15'0 (4.59m)

French doors and window to the rear aspect, a range of wall and base units, cupboard housing the wall mounted boiler, integrated fridge/freezer, integrated dishwasher, integrated washing machine, sink with drainer unit, glass splash back, electric hob, electric oven, extractor fan, vinyl flooring, radiator and power points.

### FIRST FLOOR LANDING- 5'1 (1.56m) x 9'1 (2.79m)

Fitted carpets, radiator, power points and loft access.

### BEDROOM ONE- 11'6 (3.51m) x 11'9 (3.60m)

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

### EN-SUITE- 5'6 (1.69m) x 6'3 (1.93m)

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

### BEDROOM TWO- 10'7 (3.24m) x 7'10 (2.39m)

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

### BEDROOM THREE- 9'6 (2.92m) x 6'9 (2.07m)

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

### BATHROOM- 6'3 (1.91m) x 5'7 (1.71m)

Opaque window to the side aspect, tiled splash back, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with mixer taps, vinyl flooring, radiator, shaving point and extractor fan.

### GARDEN

South facing garden which is mainly laid with lawn, patio area, outside tap, timber fencing to secure and rear gate.

### PARKING

Allocated off street parking.