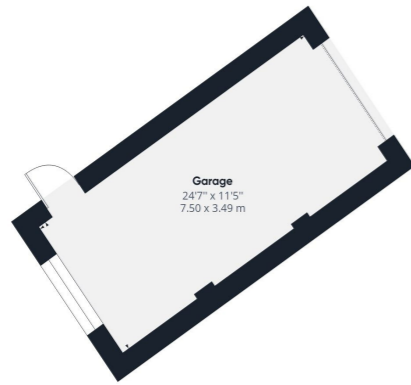


Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1375.89 ft²
127.82 m²

(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.

GIRAFFE360



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Guide Price
£230,000

7 St Stephens Close,
Driffield, YO25 6XZ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	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 '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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7 St Stephens Close, Driffield, YO25 6XZ

DESCRIPTION

Standing proudly on a sizeable corner plot, 7 St Stephens Close is a deceptively spacious three bedroom semi-detached bungalow. This warm and inviting home gives any buyer the opportunity to put their own stamp on it and has the added bonus of solar panels. Located down a quiet cul-de-sac close to local amenities, this property is not one to miss out on!

The property briefly comprises:- entrance porch leading to a kitchen/breakfast area, nice size lounge, dining room, conservatory, inner hallway leading to three bedrooms and family bathroom. Externally, the property benefits from a detached single garage, garden to the rear 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.



THE ACCOMMODATION COMPRISES:
ENTRANCE PORCH- 4'0 (1.22m) x 4'7 (1.41m)

Door to the side aspect, window to two sides and fitted carpets.

KITCHEN/BREAKFAST AREA- 14'5 (4.40m) x 12'9 (3.91m)

Door to the front aspect, window to the front and side aspect, tiled splash back, built in storage cupboards, a range of wall and base units, sink with drainer unit. plumbing for washing machine, space for fridge/freezer and dryer, free standing electric hob and electric oven, extractor fan, fitted carpets, radiator and power points.

LOUNGE- 15'11 (4.87m) x 12'11 (3.94m)

Large living space with window to the front aspect, coving, gas fireplace with stone surround and tiled hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 13'1 (4.01m) x 9'10 (3.01m)

Sliding doors to the rear leading to the conservatory, coving, fitted carpet, radiator and power points.

CONSERVATORY- 14'10 (4.54m) x 6'9 (2.07m)

Sliding doors to the rear aspect leading out to a patio area in the garden, fitted carpets and power points.

HALLWAY

Door to the side aspect, coving, fitted carpets, power points and loft access.

BEDROOM ONE- 14'3 (4.35m) x 9'6 (2.91m)

Windows to the side and rear aspect, coving, fitted carpets, radiator, TV point, telephone point and power points.

BEDROOM TWO- 8'0 (2.44m) x 12'8 (3.87m)

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

BEDROOM THREE- 10'10 (3.31m) x 6'6 (1.99m)

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

BATHROOM- 6'6 (2.00m) x 12'9 (3.91m)

Opaque window to the side aspect, built in storage cupboard which houses the combi boiler, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with built in vanity units, bidet, walk in fully tiled shower cubicle, fitted carpets, radiator and extractor fan.

GARDEN

Private, south-east facing garden which is mainly laid to lawn, two patio areas, shrub and flower borders, timber fencing and gated side access.

GARAGE- 24'7 (7.50m) x 11'5 (3.49m)

Electric roller door, side pedestrian door, window to the rear aspect, fitted units ideal for storage, power and lighting.

PARKING

Off street parking for two cars.