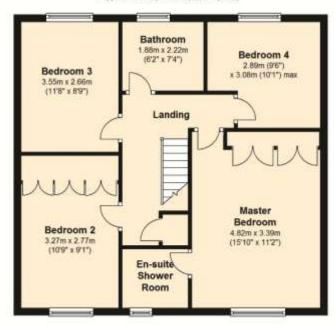
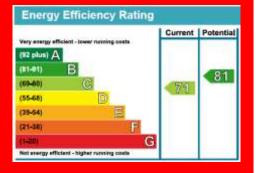


First Floor
Approx. 62.7 sq. metres (675.2 sq. feet)



Total area: approx. 134.6 sq. metres (1448.5 sq. feet)







# **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'.

# **SERVICES**

All mains services are connected to the property.

# **VIEWINGS**

Strictly by appointment through the Sole Agents on 01377 241919.

56 Market Place, Driffield | 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.



£ 239,950

# 99 Bracken Road, Driffield





Dee Atkinson & Harrison



# THE ACCOMMODATION COMPRISES:

#### ENTRANCE HALL

With single radiator, burglar alarm controls, smoke detector and staircase leading off.

# **CLOAKROOM**

With low level WC, corner wash hand basin, single radiator, half tiled walls and extractor fan.

#### IVING ROOM

With living flaming gas fire set in a modern Adams style fireplace, coving to the ceiling, two single radiators, TV aerial point and bay window.

#### **DINING ROOM**

With double radiator and coving to the ceiling.

# **CONSERVATORY**

With TV aerial point, laminate flooring, combined ceiling fan and lights, double doors to the garden.

#### **STUDY**

With single radiator and TV aerial point.

#### **KITCHEN**

Fitted with a range of modern units including one and a half bowl sink with mixer tap, base and wall cupboards, double oven, four ring gas hob and extractor canopy over, integrated dishwasher and fridge, ceramic tiled floor.

#### UTILITY

With base and wall cupboards, inset sink, plumbing for an automatic washing machine, single radiator, ceramic tiled floor, extractor fan and rear entrance door.

# FIRST FLOOR LANDING

With airing cupboard housing the hot water tank equipped with electric immersion heater and access to the roof space.

#### **MASTER BEDROOM**

With fitted wardrobes providing hanging and storage space, central dressing table with mirrored back and vanity light and with three drawers. TV aerial point and single radiator.

# **EN-SUITE SHOWER ROOM**

With shower cubicle, vanity wash hand basin, low level WC with concealed cistern, extractor fan and single radiator.

# **BEDROOM TWO**

Fitted wardrobes to one wall providing hanging and storage space, fitted drawers and single radiator.

# **BEDROOM THREE**

With single radiator.

#### BEDROOM FOUR

With single radiator.

#### BATHROOM

With three piece white suite including panelled bath with independent shower and screen over, pedestal wash hand basin, low level WC, extractor fan and single radiator.

#### OUTSID

To the front of the property is a large brick set forecourt providing off street parking for several vehicles and giving access to the detached double garage 17'6" x 16'5", with electric roller shutter door, power light and personal door.

To the rear of the property is a fully enclosed area of good sized garden that is laid mainly to lawn with well stocked flower borders.

# 99 Bracken Road, Driffield

Located on a small Cul-de-Sac off Bracken road this nicely proportioned detached family house offers excellent accommodation that has been extended with a good sized conservatory and also benefits from a double garage. Realistically priced to attract early interest, an early opportunity to view should not be missed.

# **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 town offers an excellent range of shopping facilities including national stores such as Wilkinsons, Boots, Tescos and Iceland Foods.



