



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

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81



**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.

£ 239,950

99 Bracken Road,  
Driffield



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

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**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.

**LIVING 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.

**OUTSIDE**

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.

