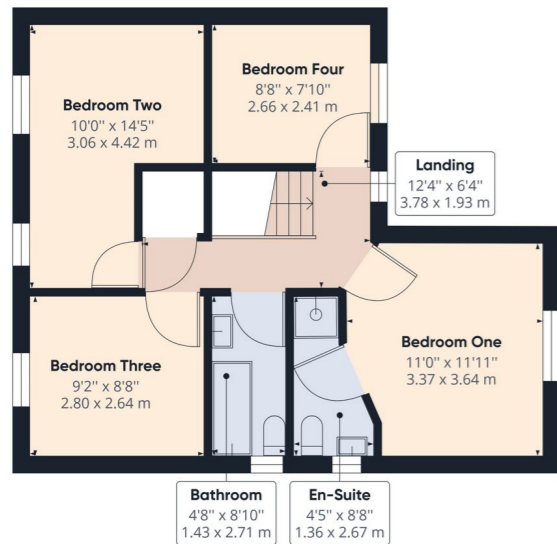




Ground Floor Building 1



Floor 1 Building 1



**Asking Price**  
**£260,000**

**2 Verity Way,**  
**Driffield, YO25 5PA**

**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 'D'.

**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             |         |           |
| 81-91 | B             |         | 82   B    |
| 69-80 | C             | 70   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, understairs storage cupboard, stairs leading to the first floor landing, laminated flooring, radiator and power points.

**KITCHEN / BREAKFAST AREA- 12'4 (3.78m) x 9'10 (3.00m)**

Window to the front aspect, a range of wall and base units, tiled splash back, sink with drainer unit, space/plumbing for dishwasher, space for fridge/freezer, integrated double electric oven, gas hob, extractor fan, inset spotlights, tiled effect laminate flooring, radiator and power points.

**UTILITY ROOM- 5'11 (1.83m) x 7'5 (2.28m)**

Door to the rear aspect, tiled splash back, a range of wall and base units, cupboard housing a gas central heating boiler, plumbing for washing machine, space for dryer, tiled effect laminate flooring, radiator and power points.

**CLOAKROOM**

Opaque window to the rear aspect, fully tiled walls, low flush WC, sink with vanity unit, radiator and tiled effect laminate flooring.

**DINING ROOM / SNUG- 14'4 (4.38m) x 8'9 (2.67m)**

Currently used as a separate dining room but could also be a snug/sitting room or home office, there is a bay window to the front aspect, coving, radiator and power points.

**LOUNGE- 15'4 (4.67m) x 11'11 (3.65m)**

Light and bright lounge area with window to the rear aspect overlooking the garden, coving, feature electric fireplace with surround, radiator, TV point and power points.

**FIRST FLOOR LANDING**

Window to the rear aspect, airing cupboard perfect for storage also, power points and loft access.

**BEDROOM ONE- 11'0 (3.37m) x 11'11 (3.64m)**  
Window to the rear aspect, fitted wardrobes and draws, laminated flooring, radiator, TV point and power points.

**EN-SUITE- 4'5 (1.36m) x 8'8 (2.67m)**  
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower cubicle, laminated tiled effect flooring, radiator and extractor fan.

**BEDROOM TWO- 10'0 (3.06m) x 14'5 (4.42m)**  
Double aspect window to the front aspect, radiator and power points.

**BEDROOM THREE- 9'2 (2.80m) x 8'8 (2.64m)**  
Window to the front aspect, laminated flooring, radiator and power points.

**BEDROOM FOUR- 8'8 (2.66m) x 7'10 (2.41m)**  
Window to the rear aspect, laminated flooring, radiator and power points.

**BATHROOM- 4'8 (1.43m) x 8'10 (2.71m)**  
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, laminated flooring, radiator, shaving point and power points.

**GARDEN**

Well presented rear garden which is fully enclosed with side gate onto the drive. The garden is mainly laid to lawn with patio area, partial decking with a summer house to create perfect space for catching the afternoon sun. There is an additional storage shed and outside tap.

**GARAGE- 16'11 (5.18m) x 9'0 (2.76m)**

Single garage with up and over door, side pedestrian door, power and lighting.

**PARKING**

Off street parking for two cars.

**2 Verity Way,  
Driffield, YO25 5PA**

**DESCRIPTION**

2 Verity Way is a beautifully presented four bedroom detached family home. This property offers versatile living space with the extra reception room to the ground floor. The property has been lovingly maintained throughout, is modern and turn key ready. It has the added bonus also, of a south facing garden to the rear.

The property briefly comprises:- entrance hall, open plan lounge/utility space, cloakroom, dining room/snug, lounge, first floor landing with four bedrooms, one with en-suite and family bathroom. There is a garden to the rear, detached single garage 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.

