



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Offers Over £350,000

13a Scarborough Road, Driffield, YO25 5DS

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 'C'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 7'5 (2.27m) x 8'5 (2.58m)

Door to the front aspect, stained glass window to the side aspect, stairs leading to the first floor landing, understairs storage cupboard, engineered oak flooring, radiator and power points.

CLOAKROOM- 2'9 (0.86m) x 6'5 (1.98m)

Low flush WC, sink with vanity unit, engineered oak flooring and extractor fan.

LOUNGE/SNUG- 14'5 (4.40m) x 10'5 (3.18m)

Large bay window to the front aspect, coving, media wall with built in storage shelves and electric fireplace, engineered oak flooring, radiator, TV point and power points.

KITCHEN/DINING ROOM- 14'3 (4.35m) x 7'9 (2.38m)/12'7 (3.85m) x 14'7 (4.47m)

French doors and window to the rear aspect overlooking the garden, door and window to the side aspect, coving, sleek and newly fitted kitchen with wall and base units which has LED strip lights and breakfast bar, granite worktops, inset sink with mixer tap, space for fridge freezer, integrated washing machine and dishwasher, space for American style fridge/freezer, induction hob, double eye-level oven, engineered oak flooring, radiators and power points.

FIRST FLOOR LANDING

Windows to the front aspect, coving, stairs leading to the second floor, Axminster fitted carpets and power points.

BEDROOM TWO- 12'7 (3.84m) x 12'1 (3.70m)

Double bedroom with window to the rear aspect, coving, picture rail, fitted carpets, radiator and power points.

BEDROOM THREE- 12'6 (3.82m) x 12'2 (3.71m)

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

BEDROOM FOUR- 8'10 (2.70m) x 11'5 (3.49m)

Window to the rear aspect, coving, fitted

wardrobes, Axminster fitted carpets, radiator and power points.

BATHROOM- 8'10 (2.70m) x 5'7 (1.70m)

Windows to the side aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower cubicle with slate tray and additional shower head attachment, Japanese soaking bath with shower attachment, storage space, tiled flooring, radiator and extractor fan.

SECOND FLOOR LANDING

Window to the side aspect.

BEDROOM ONE- 19'11 (6.09m) x 11'5 (3.48m)

Velux windows with built in black out blinds, window to the rear aspect, access to the eaves, storage cupboards, fitted carpets, radiator and power points.

ENSUITE W/C- 3'10 (1.19m) x 6'6 (2.00m)

Velux window to the front aspect, tiled splash back, low flush WC, sink with half pedestal, pebbled mosaic flooring and heated towel rail.

GARDEN

This incredible property offers a tranquil, private, south-west facing garden which is laid with artificial grass making it easy to maintain, decking area underneath a lean to which is perfect for entertaining in all weathers, a pergola with seating and gravelled area and a large summerhouse which is split into two parts and measures at 7m x 3m. The garden is secured with a timber fence, benefits from beautiful mature trees, outbuilding and gated side access.

OUTBUILDING- 6'2 (1.90m) x 9'0 (2.76m)/8'2 (2.50m) x 8'1 (2.48m)

Fantastic additional space which is currently used as a studio and benefits from being fully soundproof. French doors looking over the garden to the side and windows, fitted carpets and power points.

PARKING

Off street parking for two cars.

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DESCRIPTION

If your looking for a property which is one of a kind, look no further! This property has everything to offer and more. Having been fully renovated throughout to what could only be described as an outstanding standard, 13a Scarborough Road is a four bedroom detached home, extending to over 1500 sq ft of accommodation. Not only is the inside spacious, the outside does not disappoint either. With a mix of high quality fixtures and fittings and impressive interior, viewings are essential.

The property briefly comprises:- entrance hall, cloakroom, cosy lounge, open plan kitchen/dining area, first floor landing with three double bedrooms and family bathroom, stairs leading to the second floor landing with another double bedroom and en-suite WC. To the rear is a large garden with an out building, summer house and off street parking for two cars to the front.

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.



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