

Approximate total area*
358.41 sq ft
49.74 m²

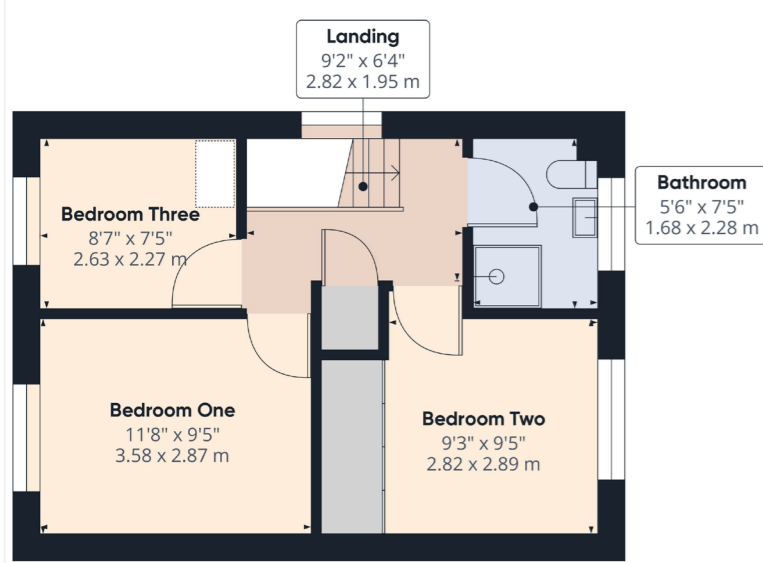
Reduced headroom
14.05 sq ft
1.31 m²

Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'0")

*While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRMF360



Approximate total area*
382.91 sq ft
35.57 m²

Excluding balconies and terraces

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DRMF360



Offers In The Region
£235,000

**1 Magnolia Close,
Driffield, YO25 6QU**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:
ENTRANCE PORCH- 2'11 (0.90m) x 4'7 (1.41m)

Door to the front aspect, fitted carpets and power points.

LOUNGE- 12'9 (3.89m) x 17'2 (5.24m)

Window to the front aspect, double doors to the rear leading to the dining room, coving, dado rail, stairs leading to the first floor landing, gas fireplace with marble hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 10'9 (3.28m) x 8'2 (2.50m)

Door to the side aspect, window to the rear aspect, cupboard housing the gas boiler, tiled splash back, a range of solid wood wall and base units, strip lighting underneath units, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator, telephone point and power points.

DINING ROOM- 10'10 (3.31m) x 8'9 (2.67m)

Sliding doors to the rear aspect, coving, dado rail, fitted carpets, radiator and power points.

CONSERVATORY- 10'2 (3.10m) x 8'10 (2.71m)

Double doors to the rear aspect, windows to all three sides, tiled flooring and lighting.

FIRST FLOOR LANDING

Window to the side aspect, storage cupboard, dado rail, fitted carpets, radiator and power points.

BEDROOM ONE- 11'8 (3.58m) x 9'5 (2.87m)

Window to the front aspect, fitted wardrobes

with sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 9'3 (2.82m) x 9'5 (2.89m)

Window to the rear aspect, fitted wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM THREE- 8'7 (2.63m) x 7'5 (2.27m)

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

SHOWER ROOM- 5'6 (1.68m) x 7'5 (2.28m)

Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, shower cubicle with shower attachment, vinyl flooring and heated towel rail.

GARDEN

The property boasts a south facing low maintenance garden and pebbled to create a low maintenance outside space. Predominantly pebbled and benefitting from a decking area which is ideal to enjoy the sunshine. The fully secure timber fencing encloses the planted tree and shrub borders, storage shed, timber fencing making it a secure space, fence to the side aspect leading to the driveway and electrical outside power points.

GARAGE- 15'5 (4.71m) x 8'2 (2.51m)

Up and over door with window to the rear aspect, power and lighting.

PARKING

Off street parking for two cars.

1 Magnolia Close, Driffield, YO25 6QU

DESCRIPTION

1 Magnolia Close is a three bedroom detached house tucked away in a peaceful cul-de-sac location. Just a stone's throw away from town centre, this property boasts a well proportioned open plan living space and sits on an ample size plot. This warm and cosy home would make a perfect family home with easy access to the town centre and countryside walks.

The property briefly comprises:- entrance porch, lounge, dining room, kitchen, conservatory, first floor landing with three bedrooms and shower room. There is a front and rear garden along with 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.

