



Guide Price
£330,000

11 Briar Garth,
Drifffield, YO25 6UL



SERVICES
Understood to all be connected to mains. Mains, water, gas and electric.

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.



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DESCRIPTION

Offered to the market with no onward chain, 11 Briar Garth is a superb three double bedroom detached bungalow situated in a quiet location. Extended to create additional space internally, each room is generously proportioned and neutrally decorated throughout offering the opportunity to allow any purchaser to put their own stamp on it. The property also benefits from a single detached garage with an extension on the back which would be perfect to use as a workshop or converted into a home office or gym. The property briefly comprises:- entrance porch, entrance hall, lounge, kitchen/breakfast area with separate dining room, three double bedrooms and family bathroom. There is a front and rear garden, detached garage and off street parking.

LOCATION

Drifffield 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 ACCOMMODATION COMPRISES:- ENTRANCE PORCH- 7'7 (2.31m) x 2'7 (0.80m)

Door to the front aspect, exposed brick walls and tiled flooring.

ENTRANCE HALL

Spacious entrance with door to the front aspect, coving, storage cupboard which houses the gas combi boiler, fitted carpets, radiator, telephone point and power points.

LOUNGE- 13'1 (3.99m) x 20'10 (6.37m)

Light and bright living room with bay window to the front aspect, additional windows to the side aspect which allow to natural light to flood throughout, coving, gas fireplace with tiled surround and hearth, fitted carpets, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 11'2 (3.43m) x 17'9 (5.42m)

Spacious kitchen with large window to the front aspect, a range of wall and base units with breakfast bar, tiled splash back, sink with drainer unit, space for white goods, plumbing for washing machine/dishwasher, free standing electric oven with electric hob, laminated flooring, radiator and power points.

DINING ROOM- 8'8 (2.65m) x 16'2 (4.94m)

Leading on from the kitchen there is a separate dining space which was added onto the property as an extension. There are French doors to the rear leading out to the garden, window to the front aspect, coving, laminated flooring, radiator, telephone point and power points.

BEDROOM ONE- 10'1 (3.09m) x 13'1 (4.01m)

Double bedroom to the rear aspect with

coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'10 (3.61m) x 10'10 (3.31m)

Window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM THREE- 12'4 (3.76m) x 9'10 (3.02m)

Window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BATHROOM- 5'10 (1.80m) x 6'10 (2.09m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head electric shower, laminated flooring, radiator, shaving point and extractor fan.

GARAGE- 8'6 (2.59m) x 18'2 (5.55m)

Single detached garage which has been extended to the rear to create an additional storage space. There is an up and over door, side pedestrian door and window to the garden, power and lighting.

GARDEN

Well presented, secluded and neatly kept south facing garden, which is mainly laid to lawn. Patio area round the property, planted shrub and flower borders, timber storage shed, timber fencing making it fully secure and gated access to the front. There is also a front garden which is mainly laid to lawn, planted shrub and flower borders and patio slabs leading up to the property.

PARKING

Off street parking for two cars.



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