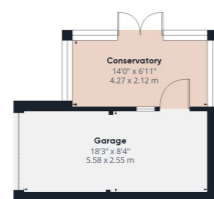




Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1330.09 ft²
123.57 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Dee Atkinson & Harrison

Asking Price
£295,000

3 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.



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



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3 Briar Garth, Drifffield, YO25 6UL

DESCRIPTION

Sitting in a high demand area, 3 Briar Garth is a sizeable three bedroom detached bungalow. Offered to the market with no onward chain, the property boasts well proportioned accommodation and provides a blank canvas for any potential purchaser. Having been loved over the years by its current owner and benefitting from a garden conservatory, the property also stands within walking distance to the local town centre and all amenities. The property briefly comprises:- entrance porch leading to the entrance hall, cloakroom, large lounge, open plan kitchen/dining room, three double bedrooms and family bathroom. There is also a detached single garage with conservatory, rear and front garden as well as off street parking.

LOCATION

Drifffield 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.

THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH

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

ENTRANCE HALL- 8'3 (2.53m) x 5'2 (1.60m)/3'3 (1.01m) x 16'3 (4.95m)

Spacious entrance with door to the front aspect, storage cupboard, fitted carpets, radiator, telephone point and power points. There is also access to the loft.

CLOAKROOM- 8'0 (2.46m) x 3'2 (0.97m)

Opaque window to the front aspect, partially tiled walls, low flush WC, wall mounted sink and laminated flooring.

LOUNGE- 20'11 (6.40m) x 12'11 (3.95m)

Boasting space with multiple window to the front and side aspect, coving, Yorkstone fireplace with gas fire and tiled hearth, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 17'7 (5.37m) x 11'4 (3.47m)

A generous space with door and window to the side aspect, window to the rear aspect, coving, tiled splashback, a range of solid wood wall and base units, sink with drainer unit, plumbing for washing machine and dishwasher, space for additional white goods, built in eye-level double electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

BEDROOM ONE- 13'4 (4.09m) x 10'0 (3.06m)

Spacious primary bedroom with window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 9'11 (3.04m) x 12'4 (3.77m)

Secondary double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 10'10 (3.33m) x 11'11 (3.65m)

Currently used as a dining room, bedroom three is another double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 6'9 (2.08m) x 5'11 (1.81m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with overhead electric shower, laminated flooring, heated towel rail and extractor fan.

GARDEN

Beautifully maintained North facing garden which is mainly laid to lawn, patio and gravelled area, timber garden shed, planted flower and shrub borders, outside tap and gated side access leading to the front of the property. There is also a front garden which is mainly laid to lawn and planted with mature trees, flowers and shrubs.

CONSERVATORY- 14'0 (4.27m) x 6'11 (2.12m)

French doors to the side aspect, windows to all three sides, fitted carpets and lighting.

GARAGE- 18'3 (5.58m) x 8'4 (2.55m)

Up and over door, side pedestrian door and window, power and lighting.

PARKING

Off street parking for two cars.

