



**Offers Over  
£210,000**

**36 Ellacott Garth,  
Driffield, YO25 5FZ**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**SERVICES**  
Understood to all be connected to mains. Mains gas, water 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 'B'.

**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- 11'5 (3.48m) x 3'5 (1.06m)**  
Composite door to the front aspect, stairs leading to the first floor landing, laminated wood effect flooring, radiator and power points.

**CLOAKROOM- 5'4 (1.63m) x 3'1 (0.95m)**  
Partially tiled walls, low flush WC, sink with pedestal and mixer tap, laminated wood effect flooring, radiator and extractor fan.

**LOUNGE- 16'2 (4.94m) x 11'9 (3.60m)**  
Generous and well presented living space with large window to the front aspect, fitted carpets, radiator, TV point and power points.

**KITCHEN/DINING ROOM- 10'6 (3.21m) x 15'0 (4.60m)**  
Open plan modern space with French doors and window to the rear aspect, understairs storage cupboard, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob with stainless steel splash back, extractor hood, laminated wood effect flooring, radiator and power points.

**FIRST FLOOR LANDING- 12'1 (3.68m) x 6'3 (1.92m)**  
Fitted carpets, radiator and power points. There is also access to the loft space.

**BEDROOM ONE- 11'8 (3.58m) x 8'6 (2.60m)**  
A lovely presented primary double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 4'6 (1.38m) x 8'6 (2.60m)**  
Stylish en-suite with tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, fully tiled shower cubicle, vinyl flooring, radiator, extractor fan and shaving point.

**BEDROOM TWO- 10'2 (3.11m) x 8'6 (2.59m)**  
Second double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 8'9 (2.68m) x 6'3 (1.93m)**  
Well proportioned large single bedroom with window to the front aspect, fitted carpets, radiator and power points.

**BATHROOM- 5'7 (1.70m) x 6'3 (1.93m)**  
A modern family bathroom with opaque window to the rear aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, radiator and extractor fan.

**GARDEN**  
Westerly facing garden which has been upgraded by the current owner to create the perfect space for outdoor entertaining. There is a patio to the immediate rear which has been extended, partially laid with lawn, gravelled area, garden shed, timber fencing, outside tap and gated side access.

**PARKING**  
Off street parking for two cars.

# 36 Ellacott Garth, Driffield, YO25 5FZ

**DESCRIPTION**

Located in a new area, 36 Ellacott Garth is a three bedroom semi-detached house. Built by Barratt Homes and completed towards the end of 2021, the current owner has kept it in pristine condition and really made this house a home. The garden has been upgraded also to create a lovely outdoor space for entertaining and dining al fresco.

The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen/diner, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden 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.



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