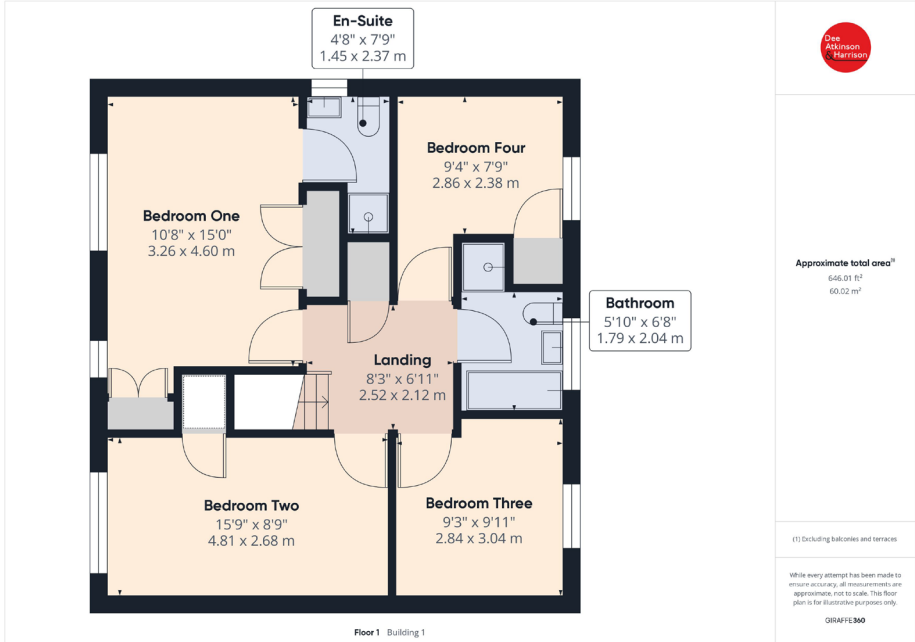
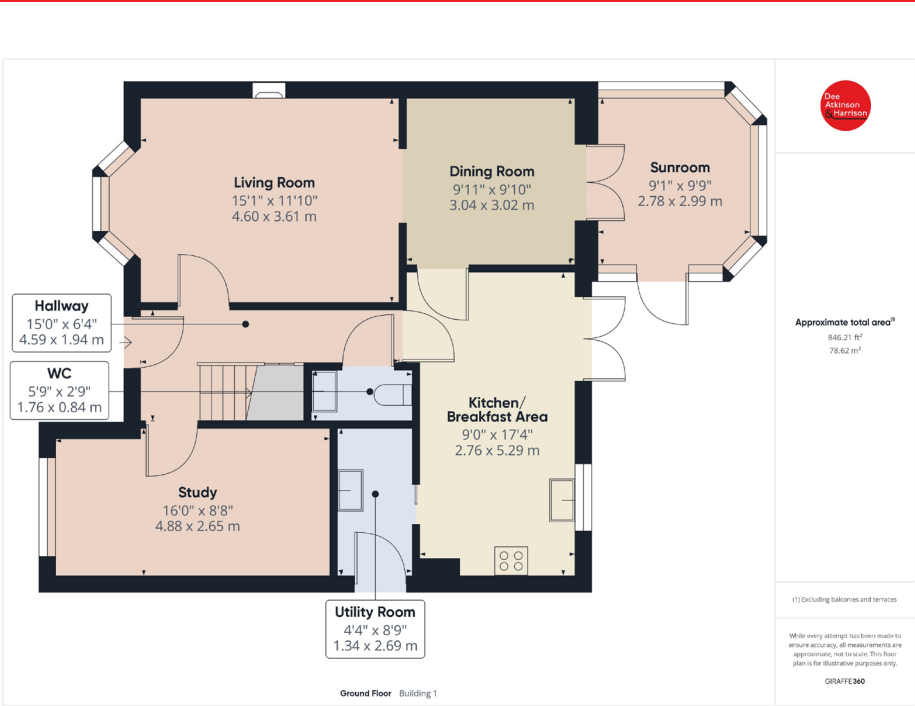




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Offers Over
£315,000

1 Wickham Way,
Drifffield, YO25 6UU

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 '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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



1 Wickham Way, Drifffield, YO25 6UU

DESCRIPTION
Fabulous family home located in a well regarded and sought after location, 1 Wickham Way is a four bedroom detached property occupying a stunning corner plot. The current vendors have been in the property since it was built and have meticulously maintained it throughout to provide a naturally light and inviting property. Benefitting from a sunroom and south facing garden, viewings are a must! The property briefly comprises:- entrance hall, cloakroom, study, lounge, dining room, sunroom, kitchen/breakfast area, utility room, first floor landing with primary bedroom and en-suite, three additional bedrooms, bathroom, rear garden, detached single garage and 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 HALL- 15'0 (4.59m) x 6'4 (1.94m)
Inviting entrance with composite door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, radiator and power points.

STUDY- 16'0 (4.88m) x 8'8 (2.65m)
Useful and versatile reception room which is currently used as a study. It benefits from a window to the front aspect, coving, fitted carpets, radiator and power points.

CLOAKROOM- 5'9 (1.76m) x 2'9 (0.84m)
Tiled splash back, low flush WC, sink with vanity unit and mixer tap, tiled flooring, radiator and extractor fan.

LOUNGE- 15'1 (4.60m) x 11'10 (3.61m)
Cosy and well proportioned living space with bay window to the front aspect, coving, electric fire with marble and wooden surround, engineered wooden flooring, radiator, telephone point, TV point and power points.

DINING ROOM- 9'11 (3.04m) x 9'10 (3.02m)
Separate dining room with French doors to the rear aspect, coving, engineered wooden flooring, radiator and power points.

SUNROOM- 9'1 (2.78m) x 9'9 (3.02m)
Great addition to the property with door to the side aspect, window to all three sides and fully insulated roof, tiled flooring and power points.

KITCHEN/BREAKFAST AREA- 9'0 (2.76m) x 17'4 (5.29m)
Spacious open plan kitchen/breakfast area with French doors and window to the rear aspect, cupboard housing the wall mounted gas boiler, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, space for freestanding fridge/freezer, plumbing for dishwasher, eye-level oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 4'4 (1.34m) x 8'9 (2.69m)
Handy utility room with door to the side aspect, tiled splash back, a range of wall units with wooden worktop, belfast sink with mixer tap, plumbing for washing machine, space for dryer, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 8'3 (2.52m) x 6'11 (2.12m)
Spacious landing with airing cupboard, fitted carpets and radiator. There is also access to the

loft which has a loft ladder, is partially boarded out and has lighting.

BEDROOM ONE- 10'8 (3.26m) x 15'0 (4.60m)
Large primary bedroom with windows to the front aspect, coving, built in storage cupboard and wardrobes, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'8 (1.45m) x 7'9 (2.37m)
Opaque window to the side aspect, fully tiled walls, three piece white bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator, extractor fan and shaving point.

BEDROOM TWO- 15'9 (4.81m) x 8'9 (2.68m)
Double bedroom with window to the front aspect, built in wardrobe/storage cupboard, exposed floorboards, radiator and power points.

BEDROOM THREE- 9'3 (2.84m) x 9'11 (3.04m)
Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'4 (2.86m) x 7'9 (2.38m)
Window to the rear aspect, coving, built in storage cupboard, fitted carpets, radiator and power points. This bedroom can accommodate a standard double bed.

BATHROOM- 5'10 (1.79m) x 6'8 (2.04m)
Family bathroom with opaque window to the rear aspect, fully tiled walls, four piece white bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, panelled bath, vinyl flooring, radiator, extractor fan and shaving point.

GARDEN
The rear of the property is simply stunning and provides a south facing garden which is mainly laid to lawn, patio area to the immediate rear, gravelled walkway down to a greenhouse. There is a garden storage shed, a range of planted flower and shrub borders with mature trees and gated rear access to the driveway. The garden is fully secure.

GARAGE- 8'10 (2.70m) x 18'2 (5.55m)
Single detached garage with up and over door, rear pedestrian door, good roof storage, power and lighting.

PARKING
Off street parking for one/two cars.