



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£300,000**

**5 Bethell Walk,**  
**Drifffield, YO25 5PD**

**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 'E'.

**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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**Dee Atkinson & Harrison**





## 5 Bethell Walk, Driffield, YO25 5PD

5 Bethell Walk, is a stunning four bedroom detached family home. Boasting four double bedrooms and multiple reception rooms to the ground floor, it makes the perfect space for a growing family or thoses who love to entertain. Located in a sought after area, this property offers a south facing garden providing plenty of natural light throughout the day. This home has everything you need and more!

The property briefly comprises:- entrance hall, large lounge, cloakroom, kitchen, dining room, secondary reception room, conservatory, first floor landing with four double bedrooms, one with en-suite, family bathroom, rear garden, integral 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.



### THE ACCOMMODATION COMPRISES:

#### ENTRANCE HALL- 17'10 (5.46m) x 6'5 (1.98m)

Generous sized entrance with door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, telephone point and power points.

#### LOUNGE- 17'10 (5.44m) x 11'8 (3.56m)

Lovely family living area with large bay window to the front aspect, coving, electric fire with marble hearth and wooden surround, fitted carpets, radiator, TV point and power points.

#### CLOAKROOM- 6'1 (1.87m) x 2'6 (0.77m)

Tiled splash back, low flush WC, sink with pedestal and mixer tap, radiator, vinyl flooring and extractor fan.

#### KITCHEN- 14'7 (4.46m) x 8'4 (2.56m)

Window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit and mixer tap, integrated fridge, integrated freezer, integrated dishwasher, eye level double oven, gas hob, extractor hood, laminated flooring, radiator and power points.

#### DINING ROOM- 9'8 (2.95m) x 8'11 (2.74m)

Window to the rear aspect, laminated flooring, radiator and power points.

#### UTILITY ROOM- 5'6 (1.68m) x 8'11 (2.73m)

Handy utility space with door and window to the side aspect, tiled splash back, a range of base units, one and a half sink with drainer unit, plumbing for washing machine, space for additional white goods, laminated flooring, radiator and power points.

#### PLAY ROOM- 9'7 (2.94m) x 9'8 (2.96m)

Currently used as a childrens play room, this is a great second reception room which is versatile. There are French doors to the rear, fitted carpets, radiator and power points.

#### CONSERVATORY- 11'1 (3.40m) x 8'9 (2.68m)

Door to the side aspect, windows to all three sides, wood effect laminated flooring with underfloor heating, TV point and power points.

#### FIRST FLOOR LANDING- 2'9 (0.86m) x 10'5 (3.20m)

Built in storage cupboard with shelving, fitted carpets and power points. There is also access to the loft which is partially boarded out.

#### BEDROOM ONE- 13'7 (4.15m) x 11'11 (3.65m)

Sizeable primary bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

#### EN-SUITE- 6'10 (2.09m) x 6'3 (1.92m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, fully tiled shower cubicle, tiled flooring, radiator and extractor fan.

#### BEDROOM TWO- 14'1 (4.30m) x 11'1 (3.39m)

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

#### BEDROOM THREE- 13'5 (4.10m) x 8'4 (2.56m)

Double bedroom with window to the front aspect, built in wardrobe/storage space, fitted carpets, radiator and power points.

#### BEDROOM FOUR- 10'3 (3.14m) x 8'11 (2.73m)

A further double bedroom with window to the rear aspect, built in wardrobe/storage space, fitted carpets, radiator and power points.

#### FAMILY BATHROOM- 11'0 (3.36m) x 7'1 (2.17m)

Modern bathroom with opaque window to the rear aspect, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower and separate shower attachment, glass shower screen, vinyl flooring, heated towel rail and extracror fan.

#### GARDEN

Well proportioned south-west facing garden which is mainly laid to lawn, patio area to the immediate rear, slate borders, timber fencing and side gated access to the front aspect.

#### INTEGRAL GARAGE- 16'11 (5.18m) x 8'8 (2.65m)

Roller door, side pedestrian door, wall mounted gas boiler, power and lighting.

#### PARKING

Off street parking for two cars.