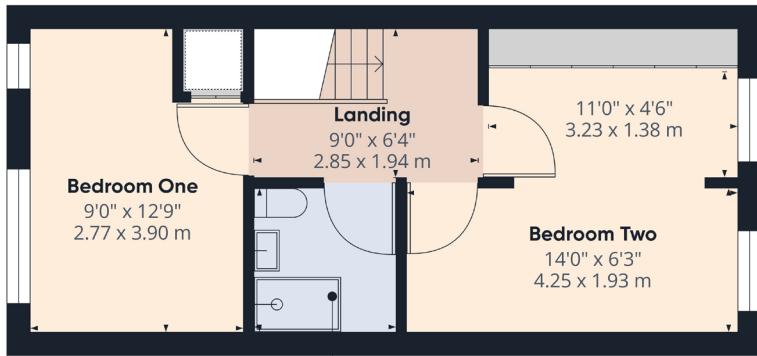


Approximate total area\*  
386.75 sq ft  
35.99 m<sup>2</sup>

(\*) Excluding balconies and terraces

We have every attempt to be made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF360



Approximate total area\*  
542.01 sq ft  
50.36 m<sup>2</sup>

(\*) Excluding balconies and terraces

We have every attempt to be made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF360



**Asking Price**  
**£185,000**

**15 Bentley Close,  
Driffield, YO25 6BF**

**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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**





# 15 Bentley Close, Driffield, YO25 6BF

## DESCRIPTION

Nestled in a small development, 15 Bentley Close is a two bedroom mid terrace property offering a blend of comfort, convenience and style. Originally a three bed, the current vendors have changed the floorplan to create a more useable space for themselves whilst keeping a dividing wall allowing any potential buyer to convert it back. The meticulously maintained garden is also perfect for alfresco dining or for those who enjoy entertaining. Located just a stones throw away from the town centre, this sits in a prime and sought after location and we highly recommend viewings.

The property briefly comprises:- entrance into the lounge/dining area, kitchen, utility/cloakroom, first floor landing with two double bedrooms, shower room, rear garden and allocated 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 INTO:

**LOUNGE/DINING ROOM- 20'0 (5.96m) x 12'10 (3.93m)**

Spacious and very well presented with door and window to the front aspect, inset spotlights, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator, TV point and power points.

**KITCHEN- 10'0 (2.98m) x 8'10 (2.71m)**

Natural light and modern throughout with door and window to the rear aspect, a range of wall and base glossy units with laminated wood worktop, sink with tiled splash back, space for fridge/freezer, combination oven with gas hob and glass splash back, vinyl flooring, radiator and power points.

**UTILITY ROOM/CLOAKROOM- 10'0 (2.97m) x 3'10 (1.19m)**

Brilliant space which incorporated both a utility and WC with opaque window to the rear aspect, cupboard housing the gas boiler, a range of wall and base glossy units with worktop, plumbing for washing machine, low flush WC, sink with tiled splash back and vanity unit, vinyl flooring, radiator and extractor fan.

**FIRST FLOOR LANDING- 9'0 (2.85m) x 6'4 (1.94m)**

Fitted carpets and power points. There is also access to the loft.

**BEDROOM ONE- 9'0 (2.77m) x 12'9 (3.90m)**

Primary double bedroom with windows to the front aspect, built in storage cupboard, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 14'0 (4.25m) x 6'3 (1.93m) / 11'0 (3.23m) x 4'6 (1.38m)**

Another double bedroom with windows to the rear aspect, built in wardrobes with sliding doors, fitted carpets, radiators and power points.

**SHOWER ROOM- 6'0 (1.81m) x 6'2 (1.90m)**

Contemporary and stylish with inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, fully tiled shower cubicle, vinyl flooring, heated towel rail and extractor fan.

## GARDEN

Facing south-east, the vendors have landscaped their garden to create a lovely outdoor space. With two different patio areas, artificial grass, timber fencing with brick wall to the rear making it fully secure and large garden storage shed.

## PARKING

Two allocated parking spaces.