



**Asking Price**  
**£182,500**

**5 Cottam Well Close,  
Driffield, YO25 5GB**

**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		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 3'0 (0.81m) x 3'4 (1.05m)**

Composite door to the front aspect, fitted carpets and radiator.

**LOUNGE- 12'0 (3.66m) x 13'0 (3.96m)**

Cosy living space with window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

**CLOAKROOM- 4'0 (1.07m) x 6'0 (1.83m)**

Opaque window to the side aspect, tiled splash back, sink with pedestal and mixer tap, low flush WC, vinyl flooring, radiator and extractor fan.

**KITCHEN/DINING ROOM- 8'0 (2.35m) x 13'0 (3.95m)**

French doors and windows to the rear aspect, understairs storage cupboard, cupboard housing the boiler, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

**FIRST FLOOR LANDING- 6'0 (1.85m) x 3'0 (0.92m)**

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

**BEDROOM ONE- 9'0 (2.86m) x 12'10 (3.93m)**

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

**BEDROOM TWO- 8'0 (2.32m) x 12'10 (3.93m)**

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

**BATHROOM- 6'0 (1.85m) x 6'6 (1.97m)**

Modern family bathroom with opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, panelled bath with overhead shower attachment and glass shower screen, vinyl flooring, radiator, extractor fan and shaving point.

**GARDEN**

South west facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing making it fully secure and gated side access.

**PARKING**

Off street parking for two cars.

# 5 Cottam Well Close, Driffield, YO25 5GB

**DESCRIPTION**

Recentley built by Barratt Homes, 5 Cottam Well Close is a modern and stylish two bedroom semi-detached house. This property would be perfect for someone looking to get onto the property ladder, downsize or invest. It is well presented throughout and offers a south-westerly facing garden which would be ideal for enjoying thoses sunny days.

The property briefly comprises:- entrance hall leading into a lounge, cloakroom, kitchen/dining area, first floor landing with two double 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.

