



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price
£430,000

20 Heather Garth,
Drifffield, YO25 6UT

PARKING
Off street parking for two/three cars.

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.



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



20 Heather Garth, Drifffield, YO25 6UT

DESCRIPTION

Unique and individual, 20 Heather Garth is brought to the market in pristine condition. This exquisite detached home offers the perfect blend of spacious and modern day comfort. With four generous sized bedrooms and the additional self contained annex which is part to the ground floor and provides bedroom number five, this home is designed for both multi-generational living as well as being perfect for entertaining. Standing proud on a corner plot in a sought after area, this home enjoys the convenience of being within walking distance of all local amenities.

The property briefly comprises:- entrance hall, lounge, kitchen, utility room, dining room, conservatory, annex with lounge/kitchen, bedroom and shower room. To the first floor of the property is four bedrooms, one with en-suite, family bathroom, rear garden 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- 16'5 (5.03m) x 6'0 (1.84m)

Inviting entrance with composite door to the front aspect, stairs leading to the first floor landing, laminated flooring, vertical anthracite radiator and power points.

LOUNGE- 19'8 (6.01m) x 11'9 (3.59m)

Cosy and modern living space with large window to the front aspect, coving, gas fire with wooden surround, laminated flooring, anthracite radiator, TV point and power points.

CLOAKROOM- 3'1 (0.94m) x 7'6 (2.29m)

Low flush WC, sink with vanity unit and mixer tap, laminated flooring, anthracite radiator and extractor fan.

KITCHEN- 9'5 (2.89m) x 14'7 (4.45m)

Beautifully appointed with window to the rear aspect, inset spotlights, a range of high gloss colour contrasting wall and base units with drawers, laminated wood effect worktop, sink with drainer unit, built in wine rack, integrated dishwasher, space for American style fridge/freezer, double eye level oven, induction hob with glass splash back, extractor hood, laminated flooring, vertical anthracite radiator and power points. Leading into:

DINING ROOM- 11'0 (3.38m) x 11'9 (3.59m)

Fabulous space with coving, laminated flooring, vertical anthracite radiator and power points.

CONSERVATORY- 10'3 (3.15m) x 11'9 (3.58m)

Leading out to a peaceful and tranquil garden this is a great addition to the property. Offering French doors and windows to all three sides, laminated flooring and anthracite radiator.

HALLWAY

Laminated flooring.

UTILITY ROOM- 6'0 (1.84m) x 7'11 (2.42m)

Door and window to the rear aspect, tiled splash back, base unit with worktop, sink with drainer unit and mixer tap, plumbing for washing machine, space for dryer, tiled flooring, radiator, extractor fan and power points.

ANNEX

KITCHEN/LOUNGE- 15'11 (4.87m) x 8'0 (2.46m)

Window to the front aspect, a range of wall and base units with drawers, sink with drainer unit, laminated flooring, anthracite radiator, TV point, telephone point and power points.

BEDROOM FIVE- 13'8 (4.18m) x 8'10 (2.70m)

Spacious double bedroom with window to the front

aspect, storage cupboard housing the gas boilers, fitted carpets, anthracite radiator and power points.

EN-SUITE- 5'7 (1.71m) x 5'1 (1.55m)

Three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle with wet walling, laminated flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING- 10'8 (3.25m) x 9'3 (2.84m)

Built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 11'9 (3.59m) x 11'8 (3.56m)

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

EN-SUITE- 5'8 (1.75m) x 8'8 (2.66m)

Sizeable bathroom with opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head rainfall shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

BEDROOM TWO- 11'7 (3.55m) x 11'2 (3.43m)

Another spacious double bedroom with window to the front aspect, laminated flooring, radiator and power points.

BEDROOM THREE- 11'5 (3.50m) x 8'8 (2.66m)

A third double bedroom with window to the rear aspect, laminated flooring, radiator and power points.

BEDROOM FOUR- 9'8 (2.97m) x 8'2 (2.49m)

Currently used as a home office and classed as bedroom four with window to the rear aspect, laminated flooring, radiator and power points.

SHOWER ROOM- 5'8 (1.73m) x 7'6 (2.31m)

Modern family shower room with opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle with over head shower and separate attachment with wet walling, wall mounted LED mirror, vinyl flooring, heated towel rail and extractor fan.

GARDEN

Tranquil space providing a north east facing, private garden which is mainly laid to lawn, patio area boasting a pergola which creates a beautiful seating area, another gravelled area with seating, a range of planted flowers and shrubs, garden shed, partly walled and fenced ensuring it is fully secure with gated side access to the front of the property.

