

**Dee Atkinson Harrison**

Approximate total area\*  
708.37 ft<sup>2</sup>  
65.81 m<sup>2</sup>

Reduced headroom  
1.4 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standards.

GRAPF360



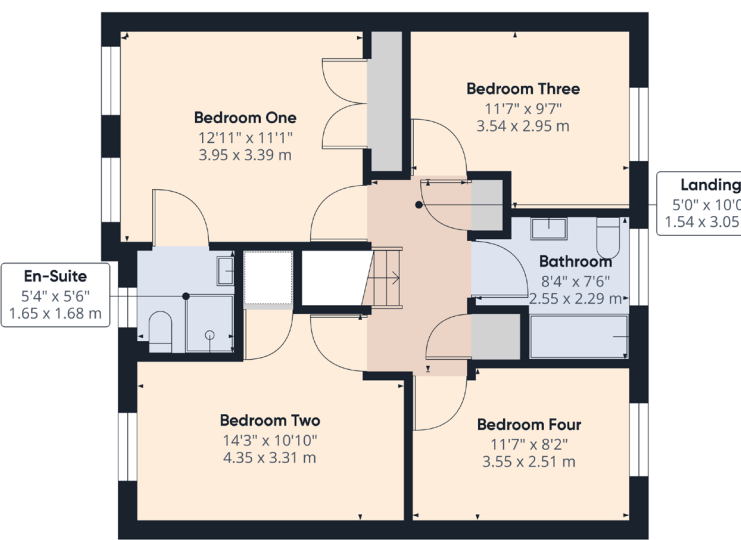
**Dee Atkinson Harrison**

Approximate total area\*  
634.5 ft<sup>2</sup>  
58.91 m<sup>2</sup>

(1) Excluding balconies and terraces

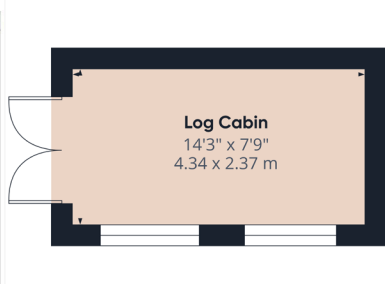
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standards.

GRAPF360



Floor 1 Building 1

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



**Dee Atkinson Harrison**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standards.

GRAPF360



**Offers Over  
£300,000**

**3 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**





**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL- 15'9 (4.80m) x 2'9 (0.84m)**

Well presented entrance with door to the front aspect, coving, camaro ployflor flooring. Stairs leading to the first floor landing, radiator and power points.

**CLOAKROOM- 5'5 (1.66m) x 2'9 (0.84m)**

Tiled splash back, low flush WC, wall mounted sink, vinyl flooring, radiator and extractor fan.

**LOUNGE- 17'8 (5.39m) x 10'11 (3.33m)**

Bright and airy living space with bay window to the front aspect, coving, electric fireplace, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 10'9 (3.30m) x 10'10 (3.31m)**

French doors to the rear aspect, fitted carpets, radiator and power points.

**KITCHEN/BREAKFAST AREA- 9'10 (3.01m) x 9'7 (2.93m) / 6'7 (2.01m) x 8'2 (2.51m)**

Sleek and timeless kitchen with windows to the rear and side aspect, tiled splash back, a range of wall and base units with drawers and laminated worktops, breakfast bar with storage cupboards, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, eye-level double oven, induction hob, extractor fan, camaro ployflor flooring, radiator and power points.

**UTILITY ROOM- 5'10 (1.79m) x 5'5 (1.67m)**

Door to the rear aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, laminated worktop, sink with drainer unit, plumbing for washing machine, camaro ployflor flooring, radiator and power points.

**FIRST FLOOR LANDING**

Built in storage /airing cupboard with shelving, fitted carpets, radiator and power points. There is also access to the loft.

**BEDROOM ONE- 12'11 (3.95m) x 11'1 (3.39m)**

Contemporary, double, primary bedroom with windows to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 5'4 (1.65m) x 5'6 (1.68m)**

Opaque window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, vinyl flooring, heated towel rail, extractor fan and shaving point.

**BEDROOM TWO- 14'3 (4.35m) x 10'10 (3.31m)**

Another great size bedroom with windows to the front aspect, built in storage cupboard, wardrobes, fitted carpets, radiator and power points.

**BEDROOM THREE- 11'7 (3.54m) x 9'7 (2.95m)**

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

**BEDROOM FOUR- 11'7 (3.55m) x 8'2 (2.51m)**

Window to the rear aspect, fitted carpets, radiator and power points.

**BATHROOM- 5'0 (1.54m) x 10'0 (3.05m)**

Good size family bathroom with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and splash back, panelled bath with over head shower attachment and glass shower screen, camaro ployflor flooring, radiator and extractor fan.

**INTEGRAL GARAGE- 16'6 (5.04m) x 8'2 (2.50m)**

Up and over door, power and lighting.

**GARDEN**

Fabulously presented south facing garden which is mainly laid to lawn, patio area to the immediate rear and gravelled area to sit and enjoy the sunshine with pergola, timber fencing ensuring fully secure and gated side access to the front of the property.

**GARDEN CABIN- 14'3 (4.34m) x 7'9 (2.37m)**

Built with solid interlocking timber and fitted with power and lights this versatile room could easily be adapted to create and home office or gym. Fitted with double doors leading to the patio and a window overlooking the garden this room is currently enjoyed as a snug, and is a great addition to the property.

**PARKING**

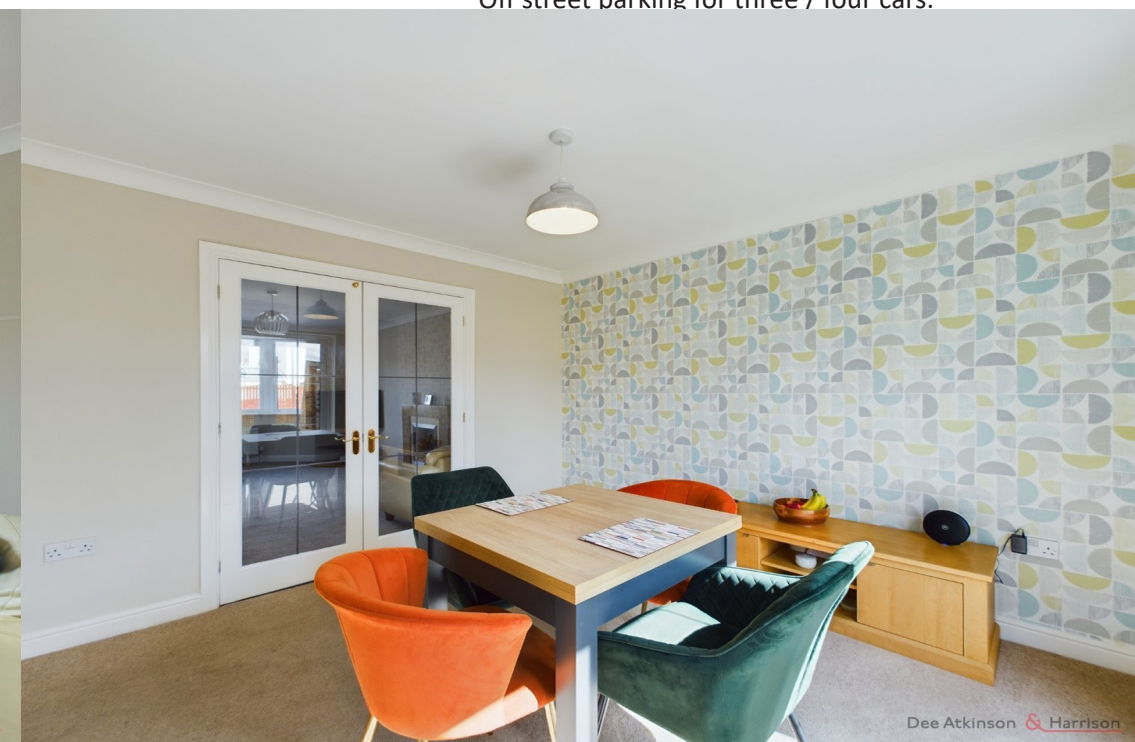
Off street parking for three / four cars.

# 3 Wickham Way, Driffield, YO25 6UU

3 Wickham Way is a beautifully presented four bedroom detached property. Having being loved by it's current owners who have over the years upgraded it throughout sympathetically to create a modern and neutral home. Benefitting from a fabulous log cabin which would be ideal for entertaining or as a home office, as well as enjoying a south facing garden. Located in a sought after area and close to local amenities, don't miss out on your perfect home! The property briefly comprises:- entrance hall, cloakroom, lounge, dining room, kitchen with breakfast area, utility room, first floor landing with primary bedroom and en-suite, a further three double bedrooms, family bathroom, rear garden, log cabin, 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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison