



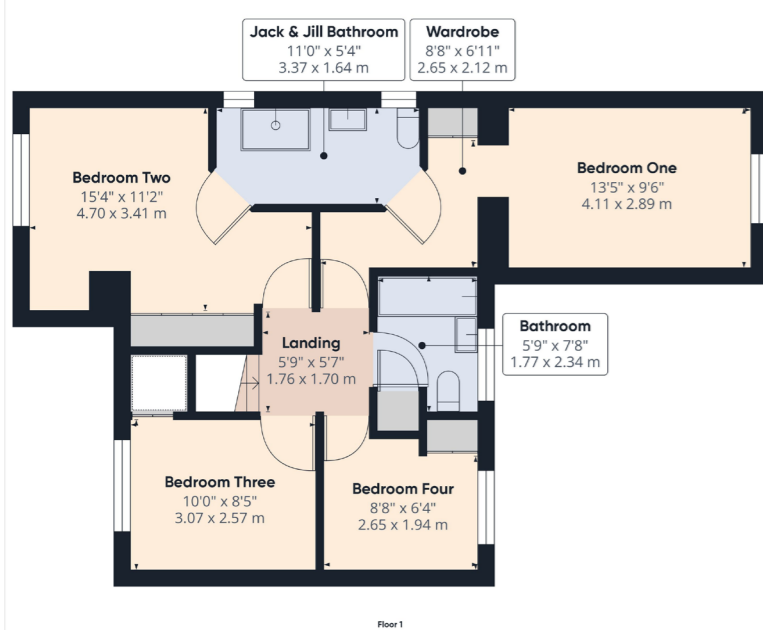
Dee Atkinson Harrison

Approximate total area*
952.37 sq ft
88.62 sq m

(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 NCS (PM5) SC standard.

DIRAFPE360



Dee Atkinson Harrison

Approximate total area*
617.09 sq ft
57.33 sq m

(1) Excluding balconies and terraces

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DIRAFPE360



Asking Price
£325,000

69 Southfield Close,
Driffield, YO25 5YU

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, stairs leading to the first floor landing, built in storage cupboard, fitted carpets, radiator and power points.

LOUNGE- 16'3 (4.96m) x 9'7 (2.93m)

Bay window to the front aspect, coving, gas fireplace with marble hearth and wooden surround, fitted carpets, radiator, TV point, telephone points and power points.

CLOAKROOM- 5'0 (1.54m) x 2'9 (0.86m)

Opaque window to the front aspect, tiled splash back, low flush WC, sink with pedestal, laminated flooring and radiator.

KITCHEN/DINING AREA- 16'5 (5.02m) x 8'4 (2.55m)

Windows to the rear aspect, inset spotlights, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, built in wine racks, built in eye level double oven, electric hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 9'9 (2.99m) x 5'11 (1.81m)

Door and window to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for washing machine, space for dryer, laminated flooring, radiator and power points.

SNUG- 9'0 (2.76m) x 8'9 (2.68m)/13'5 (4.09m) x 9'4 (2.86m)

Following on from the kitchen is two rooms which are open plan and currently used as an additional snug, however these could be changed around to suit each individual. There are French doors to the rear aspect, window to the side aspect, coving, wall mounted electric feature fireplace, fitted carpets, radiator, TV point and power points.

CONSERVATORY- 9'9 (2.97m) x 9'0 (2.75m)

French doors to the side aspect, window to all three sides, laminated flooring and power points.

FIRST FLOOR LANDING- 5'9 (1.76m) x 5'7 (1.70m)

Fitted carpets, radiator and power points.

BEDROOM ONE- 13'5 (4.11m) x 9'6 (2.89m)

Forming part of the extension with window to the rear aspect, built in dressing table with plenty of drawers for storage, fitted carpets, radiator, TV point and power points. There is also an additional space which has a built in wardrobes, fitted carpets and power points.

JACK & JILL EN-SUITE- 11'0 (3.37m) x 5'4 (1.64m)

Newly fitted with opaque windows to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, large walk in shower with rain head, tiled flooring, radiator and extractor fan.

BEDROOM TWO- 15'4 (4.70m) x 11'2 (3.41m)

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

BEDROOM THREE- 10'0 (3.07m) x 8'5 (2.57m)

Another double bedroom with window to the front aspect, built in storage cupboard, laminated flooring, radiator and power points.

BEDROOM FOUR- 8'8 (2.65m) x 6'4 (1.94m)

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

BATHROOM- 5'9 (1.77m) x 7'8 (2.34m)

Opaque window to the rear aspect, partially tiled walls, built in cupboard for storage, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachments, laminated flooring, radiator and extractor fan.

INTEGRAL GARAGE- 16'8 (5.10m) x 8'0 (2.45m)

Electric roller door, wall mounted gas boiler, power and lighting.

GARDEN

West facing garden which is beautifully presented as a blank canvas. It's mainly laid with lawn, patio area, brick raised beds, stoned area, timber fencing ensuring its fully secure and gated side access.

PARKING

Off street parking for two cars.

69 Southfield Close, Driffield, YO25 5YU

DESCRIPTION

****NO ONWARD CHAIN**** 69 Southfield is a fabulously presented four bedroom detached family home located on a quiet and popular cul-de-sac. The current vendor over the years has extended both on the ground floor and first floor to create additional living space and bedroom space which is all very versatile. The property also benefits from a private garden which is a blank canvas to make your own as well as solar panels making it energy efficient.

The property briefly comprises:- entrance hall, lounge, cloakroom, open plan kitchen/diner, utility room, large snug, conservatory, first floor landing with primary bedroom, dressing room with jack & jill en-suite, three additional bedrooms, family bathroom, integral garage, 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.

