



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Asking Price
£299,950

5 The Paddocks,
Drifffield, YO25 6YQ

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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Dee Atkinson & Harrison



5 The Paddocks, Drifffield, YO25 6YQ

DESCRIPTION

A remarkable four bedroom detached home tucked away in a quiet cul-de-sac location, 5 The Paddocks is brought to the market in beautiful condition by the current vendor who have made changes throughout to upgrade and update. The ground floor boasts versatile accommodation which they have currently got as a snug/play room but has the potential to be a downstairs guest bedroom with en-suite. Not only is the inside stunning, the outside is well presented with private south facing garden. Viewing as essential to appreciate just what this has to offer! The property briefly comprises:- entrance hall, snug, shower room, lounge/dining area, kitchen, utility room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, storage area and ample 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- 5'11 (1.81m) x 5'5 (1.67m)

Inviting entrance with door to the front aspect, stairs leading to the first floor landing, fitted carpets, vertical radiator and power points.

SNUG- 8'0 (2.46m) x 12'8 (3.88m)

Currently used as a snug but is a versatile reception room with bay window to the front aspect, fitted carpets, vertical radiator, TV point and power points.

SHOWER ROOM- 4'2 (1.29m) x 7'8 (2.35m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle with wet wall panelling and separate shower attachment, tiled flooring, heated towel rail and extractor fan.

LOUNGE/DINING ROOM- 12'11 (3.95m) x 24'1 (7.34m)

Spacious and open plan with French doors to the rear aspect, window to the front aspect, coving, log burning stove is the main focal point of the room, laminated flooring, vertical radiator, TV point and power points.

KITCHEN- 16'7 (5.06m) x 9'8 (2.95m)

Window to the rear aspect, inset spotlights, tiled splash back, a range of wall and base units, sink with drainer unit, Rangemaster oven with gas hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM

Door and window to the rear aspect, tiled splash back, a range of wall and base units, sink, plumbing for washing machine, space for additional white goods, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 10'0 (3.05m) x 6'3 (1.91m)

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

BEDROOM ONE- 9'11 (3.03m) x 17'8 (5.39m)

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

EN-SUITE- 7'2 (2.20m) x 6'1 (1.87m)

Opaque window to the rear aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, laminated flooring, radiator and extractor fan.

BEDROOM TWO- 12'7 (3.84m) x 10'11 (3.34m)

Another double bedroom with window to the front aspect, laminated wood effect flooring, radiator, TV point and power points.

BEDROOM THREE- 10'9 (3.28m) x 12'8 (3.88m)

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

BEDROOM FOUR- 7'11 (2.42m) x 7'4 (2.26m)

Used as an office but is a additional bedroom with window to the front aspect, laminated wood effect flooring, radiator and power points.

BATHROOM- 8'9 (2.67m) x 6'1 (1.87m)

Good size family bathroom with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with built in vanity unit, panelled bath, fitted carpets, radiator, shaving point and extractor fan.

GARDEN

South facing garden which is mainly laid with lawn, patio to the immediate rear with additional patio area to the back of the garden ideal for seating, partially gravelled, storage shed, timber fencing surrounding the garden making it fully secure with gated side access. There is also a storage room which has door, power and lighting.

PARKING

Ample off street parking for multiple cars.