



Guide Price
£315,000

5 Verity Way,
Drifffield, YO25 5PA

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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5 Verity Way, Drifffield, YO25 5PA

DESCRIPTION

Located in a sought after location and boasting space throughout, 5 Verity Way is a four bedroom detached family home. Having been kept in good condition by the current vendor, the property offers a blank canvas ready for any potential buyer to put their stamp on it. Occupying a generous corner plot with well proportioned private garden and ample off street parking, this is an exceptional property. The property briefly comprises:- entrance hall, cloakroom, lounge, dining room, open plan kitchen/diner, utility room, first floor landing with two bedrooms both with en-suites, two additional bedrooms, family bathroom, rear garden, detached garage 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- 7'9 (2.39m) x 15'6 (4.72m)

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

CLOAKROOM- 2'6 (0.77m) x 5'11 (1.81m)

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

DINING ROOM- 10'2 (3.11m) x 17'3 (5.26m)

Bright and airy formal dining space with windows to both the front and side aspect, coving, wood effect laminated flooring, radiator and power points.

LOUNGE- 15'2 (4.63m) x 18'4 (5.59m)

Great family space with French doors leading out to the garden, window to the side aspect, coving, gas fire with marble hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING SPACE- 13'9 (4.21m) x 6'8 (2.05m)

Open plan with French doors to the rear aspect, window to the front 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 eye level double oven, gas hob with extractor hood, tiled flooring, radiator and power points.

UTILITY ROOM- 5'9 (1.76m) x 6'7 (2.01m)

Door to the rear aspect, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 7'7 (2.32m) x 15'6 (4.74m)

Window to the front and rear aspect, built in storage cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 12'11 (3.95m) x 16'0 (4.90m)

Spacious primary bedroom with window to the side aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'3 (1.90m) x 5'7 (1.72m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, wood effect laminate flooring, radiator and extractor fan.

BEDROOM TWO- 13'9 (4.20m) x 9'6 (2.90m)

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

EN-SUITE- 5'9 (1.77m) x 5'9 (1.75m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, wood effect laminate flooring, radiator and extractor fan.

BEDROOM THREE- 10'3 (3.14m) x 8'7 (2.63m)

Dual aspect windows to the side aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 10'2 (3.11m) x 6'9 (2.07m)

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

FAMILY BATHROOM- 7'7 (2.33m) x 5'9 (1.76m)

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

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, planted shrub and flower borders, timber fencing surrounding the garden and gated side access.

DETACHED GARAGE- 16'7 (5.06m) x 16'10 (5.13m)

Double detached garage with electric roller door, side pedestrian door, power and lighting.

PARKING

Off street parking for two cars.