

Approximate total area*
559.3 ft²
51.96 m²

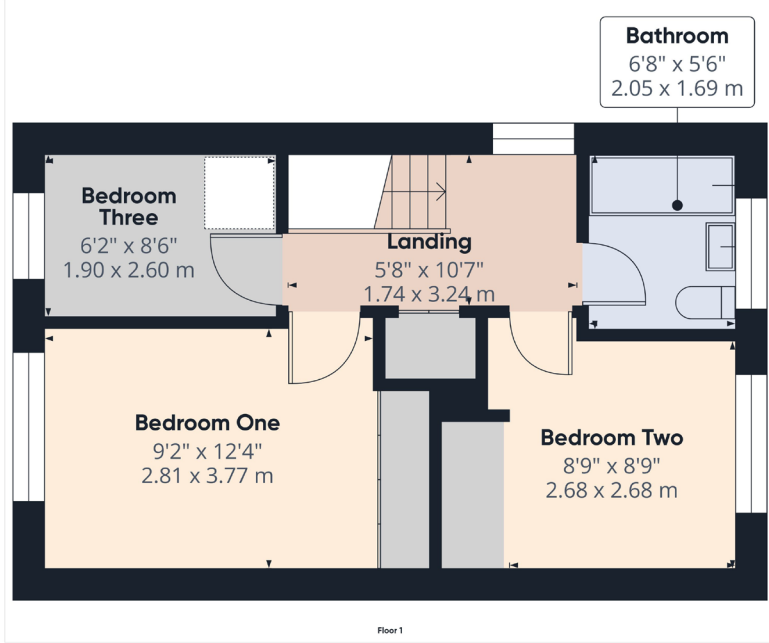
Reduced headroom
0.75 ft²
0.07 m²

(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 1C standard.

GRAPPE360



Approximate total area*
357.15 ft²
33.18 m²

(1) Excluding balconies and terraces

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GRAPPE360



Guide Price
£225,000

32 Elizabeth Drive,
Drifffield, YO25 6XY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES

Understood to all be connected to mains. Mains gas, water and electric. The heating is via an air circulation system.

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 'C'.

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



32 Elizabeth Drive, Drifffield, YO25 6XY

DESCRIPTION

Brought to the market with no onward chain, 32 Elizabeth Drive is a well presented three bedroom detached house. Fantastically located near to the local town centre, the property offers spacious and light-filled accommodation throughout with the option to extend and create further accommodation if necessary. Planning permission has previously been put forward and granted to add a significant two story extension increasing the size of the ground floor as well as additional bedroom. The property briefly comprises:- entrance hall, open plan kitchen/dining room, kitchen, first floor landing with three bedrooms, family bathroom, rear garden, garage and parking to the front.

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- 4'11 (1.50m) x 3'6 (1.07m)

Door and window to the front aspect, fitted carpets and power point.

LOUNGE/DINING ROOM- 15'5 (4.72m) x 25'3 (7.70m)

Spacious open plan living dining with French doors to the rear aspect, window to the front aspect, stairs leading to the first floor landing, feature electric log burner with surround and hearth, fitted carpets, TV point and power points. In the dining area there is an understairs cupboard and is laid with laminated flooring.

KITCHEN- 7'3 (2.22m) x 10'11 (3.35m)

Door to the side aspect, window to the rear aspect, tiled splash back, cupboard housing the boiler, a range of wall and base units, tiled splash back, one and a half sink with drainer unit, plumbing for washing machine, space for fridge, free standing electric oven and hob, extractor hood, vinyl flooring and power points.

FIRST FLOOR LANDING- 5'8 (1.74m) x 10'7 (3.24m)

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

BEDROOM ONE- 9'2 (2.81m) x 12'4 (3.77m)

Double bedroom with window to the front aspect, built in wardrobes, laminated

flooring and power points.

BEDROOM TWO- 8'9 (2.68m) x 8'9 (2.68m)

Another double bedroom with window to the rear aspect, fitted carpets and power points.

BEDROOM THREE- 6'2 (1.90m) x 8'6 (2.60m)

Window to the front aspect, fitted carpets and power points.

BATHROOM- 6'8 (2.05m) x 5'6 (1.69m)

Opaque window to the front aspect, splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and vanity unit, panelled bath with over head shower and glass shower screen, laminated flooring and heated towel rail.

GARDEN

North facing garden which backs onto the Recreation Ground and is mainly laid to lawn with patio area and decking. There is timber fencing surrounding the garden with gated side access.

GARAGE- 8'8 (2.65m) x 17'8 (5.39m)

Single garage with up and over door, rear pedestrian door, power and lighting.

PARKING

Of street parking.