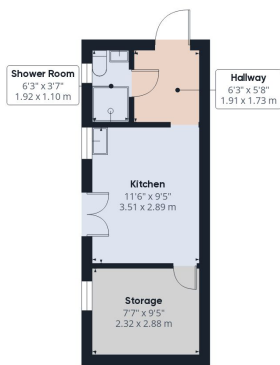




Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1244.53 ft<sup>2</sup>  
115.62 m<sup>2</sup>

(1) Excluding balconies and terraces

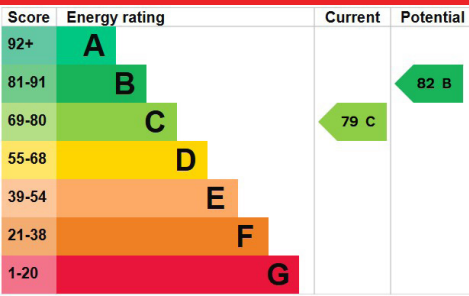
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Asking Price £330,000  
Katies Lodge, 17b Horsefair Lane,  
Little Drifffield, YO25 5XB



**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 'B'.

**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





# Katies Lodge, 17b Horsefair Lane, Little Drifffield, YO25 5XB

## DESCRIPTION

If you are wanting a one of a kind property then this is certainly worth a view! Katies Lodge is a self build two bedroom detached bungalow done to a very high standard and boasting stylish, modern accommodation. This truly is a spectacular property and each part has been carefully thoughtout by the current vendor with a seamless floorplan which flows from room to room and high quality fixtures and fittings. There is a large summerhouse to the rear which could be a versatile space meeting the needs of the next purchaser. This deserves an in person view to fully appreciate. The property briefly comprises:- entrance hall, WC, storage cupboard, open plan kitchen/dining room, utility, lounge, primary bedroom with en-suite, hallway to a second bedroom and family bathroom and rear garden. There is also a summerhouse with shower room, kitchen and storage room with ample off street parking to the front of the property.

## 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- 47 (1.41m) x 911 (3.04m)

Composite door to the front aspect, solid wood flooring, radiator and power points. There is also a storage cupboard which measures 5'2 (1.58m) x 5'5 (1.67m) and has built in shelving, power and lighting.

### WC- 48 (1.44m) x 36 (1.09m)

Opaque window to the side aspect, partially tiled walls, wall mounted sink with small vanity unit, tiled flooring and heated towel rail.

### OPEN PLAN KITCHEN/DINING AREA- 96 (2.92m) x 326 (9.93m)

A naturally light and flawless open plan area with door and window to the side aspect, tiled splash back, a range of shaker style wall and base units with breakfast bar, inset double sink with mixer tap, integrated fridge/freezer, eye-level double oven, electric hob, extractor fan, radiators and power points.

## UTILITY

Leading on from the kitchen is a utility space with stable door to the rear aspect, tiled splash back, a range of wall and base units with built in shelving, plumbing for washing machine, solid wood flooring, radiator and power points.

### LOUNGE- 1310 (4.23m) x 1210 (3.94m)

The main focal point of the property is this stunning living space with vaulted ceilings and velux windows, Bi-Folding doors to the rear aspect, wall mounted electric fireplace, solid wood flooring, radiator, TV point and power points.

### BEDROOM ONE- 98 (2.95m) x 162 (4.93m)

Tasteful and spacious double bedroom with window to the front aspect, solid wood flooring, radiator, TV point and power points.

### EN-SUITE- 62 (1.88m) x 55 (1.67m)

Fully tiled walls, sink with vanity unit and mixer tap, large walk in shower, wall mounted mirror with LED light, tiled flooring and heated towel rail.

### HALLWAY- 37 (1.12m) x 75 (2.28m)

Built in shelving, solid wood flooring, radiator and power points.

## BEDROOM TWO- 97 (2.94m) x 1211 (3.95m)

Another great size second bedroom with window to the rear aspect, solid wood flooring, radiator, TV point and power points.

### BATHROOM- 57 (1.71m) x 122 (3.73m)

Modern and well appointed family bathroom with opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower, tiled flooring, heated towel rail and extractor fan.

## GARDEN

South facing garden which is laid with artificial grass making it easy to maintain, storage area to the side, small gate leading to a secondary portion of the garden which is mainly laid with gravel, garden storage shed and access to the front of the property.

## SUMMER HOUSE

To the rear of the property is a summerhouse which is fully insulated with its own access and would be great as a home office or keeping it as a summerhouse.

### HALLWAY- 63 (1.91m) x 58 (1.73m)

Door to the side aspect, laminated flooring and power points.

### SHOWER ROOM- 63 (1.92m) x 37 (1.10m)

Opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle and laminated flooring.

### KITCHEN- 116 (3.51m) x 95 (2.89m)

French doors and window to the front aspect, base units, sink with drainer unit, plumbing for washing machine, laminated flooring and power points.

### STORAGE- 77 (2.32m) x 95 (2.88m)

Window to the front aspect, fitted carpets and power points. Would be ideal as a home office space.

## PARKING

Private driveway ample enough to fit multiple vehicles. There is also a portion of the driveway which is gated.