



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Offers In The Region Of
£315,000

68 The Mount,
Drifffield, YO25 5JW

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 '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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68 The Mount, Drifffield, YO25 5JW

If your looking for a modern and fully renovated property, look no further! 68 The Mount has undergone a massive renovation to create a versatile and contemporary home. Having been re-developed and extended to create additional living space, it also offers versatile accommodation with it's ground floor bedroom and en-suite. Located in a sought after development and move in ready, we fully recommend booking in for a in person viewing to appreciate the work and quality that has been put into this.

The property briefly comprises:- entrance hall, study, open plan kitchen/diner/living area, utility, WC, downstairs bedroom with en-suite, first floor landing with two double bedrooms, bathroom and separate WC. There is a single garage and rear garden as well as 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- 16'2 (4.93m) x 5'5 (1.65m)

An inviting entrance with composite door to the front aspect, inset spotlights, stairs leading to the first floor landing, understairs cupboard, click laminate flooring, radiator and power points.

STUDY- 13'5 (4.09m) x 8'11 (2.74m)

A versatile space which could be used as a home office or snug. There is a window to the front aspect, fitted carpets, radiator and power points.

OPEN PLAN KITCHEN/DINER/LIVING AREA- 26'9 (8.16m) x 13'1 (3.99m)

A stunning part of the house which is perfect for family dinners or entertaining guests with beautifully Bi-folding doors to the rear aspect leading out to the garden, sky light allowing all natural light to flood through, inset spotlights, a range of shaker style wall and base units with large larder unit, one and a half sink with drainer unit and mixer tap with spray hose, integrated dishwasher, integrated fridge/freezer and wine cooler, eye-level double oven, induction hob with built in extractor fan, click laminate flooring, vertical radiators and power points.

UTILITY- 8'2 (2.50m) x 3'11 (1.20m)

Base unit with worktop, plumbing for washing machine, click laminate flooring, extractor fan and power points.

WC- 6'5 (1.97m) x 3'0 (0.91m)

Splash back, sink with vanity unit and mixer tap, low flush WC, click laminate flooring, radiator and extractor fan.

BEDROOM ONE- 11'1 (3.39m) x 8'8 (2.65m)

A spacious double, ground floor bedroom with window to the side aspect, fitted carpets, radiator and power points.

EN-SUITE- 7'7 (2.32m) x 6'0 (1.85m)

A stylish en-suite with opaque window to the

front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk in shower, click laminate flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING- 3'9 (1.15m) x 9'3 (2.83m)

A light and bright landing with opaque window to the side aspect, inset spotlights, fitted carpets and power points.

BEDROOM TWO- 11'8 (3.58m) x 14'8 (4.47m)

A double bedroom with window to the rear aspect, walk in storage cupboard which houses the gas boiler and has lighting, fitted carpets, radiator and power points.

BEDROOM THREE- 11'3 (3.44m) x 11'3 (3.43m)

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

BATHROOM- 5'3 (1.62m) x 6'0 (1.83m)

Opaque window to the side aspect, fully tiled walls, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower attachment, click laminate flooring, heated towel rail and extractor fan.

WC- 4'1 (1.25m) x 6'0 (1.83m)

Opaque window to the side aspect, partially tiled walls, sink with vanity unit and mixer tap, low flush WC, click laminated flooring, heated towel rail and extractor fan.

GARDEN

North-east facing garden which is mainly laid with lawn, porcelin paving slabs, planted shrubs and timer fencing with gated side access.

GARAGE- 17'2 (5.25m) x 8'6 (2.61m)

Up and over door with window to the rear aspect, power and lighting.

PARKING

Off street parking for two/three cars.

