



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 'E'.

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.



Guide Price
£335,000

99 Bracken Road,
Drifffield, YO25 6US



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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99 Bracken Road, Driffield, YO25 6US

DESCRIPTION

Looking for a spacious family home...? Look no further, 99 Bracken Road is a perfect home for any growing family. This well presented property is hidden away on a small cul-de-sac in a very desired area of Driffield. Boasting a large kitchen space along with an additional 3 reception rooms, this home will be perfect for entertaining or enjoying a cosy evening in. With it's neutral decor throughout offering a blank canvas, it appeals to a wide variety of buyers and viewings are essential to appreciate what this home has to offer.

The property briefly comprises:- entrance hall, study, WC, lounge, dining room, conservatory, kitchen, utility room, first floor landing with primary bedroom and en-suite, three additional good size bedrooms, family bathroom, rear garden, detached double garage and ample off street parking.

LOCATION

Driffield 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- 18'3 (5.56m) x 5'10 (1.80m)

Sizeable entrance hall with door and window to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

STUDY- 7'8 (2.63m) x 8'9 (2.68m)

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

WC- 4'6 (1.39m) x 2'6 (0.78m)

Partially tiled walls, low flush WC, wall mounted sink, radiator and extractor fan.

LOUNGE- 16'1 (4.92m) x 11'3 (3.44m)

Bay window to the front aspect, coving, gas fireplace with marble hearth and surround, fitted carpets, radiator, TV point and power points.

DINING ROOM- 9'4 (2.87m) x 11'4 (3.46m)

French doors to the rear aspect, coving, fitted carpets, radiator and power points.

CONSERVATORY- 11'3 (3.45m) x 8'4 (2.56m)

Great additional with French doors to the side aspect, window to all three sides, laminated flooring, TV point and power points.

KITCHEN- 15'9 (4.81m) x 8'8 (2.66m)

Window to the rear aspect, tiled splash back, cupboard housing the gas boiler, a range of wall and base units with mixer tap, integrated dishwasher, space for fridge/freezer, integrated freezer, eye-level double oven, induction hob, tiled flooring, radiator and power points.

UTILITY ROOM- 6'3 (1.90m) x 5'10 (1.80m)

Door and window to the rear aspect, 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 power points.

FIRST FLOOR LANDING- 12'4 (3.78m) x 5'10 (1.80m)

Built in cupboard housing the water tank, fitted carpets, radiator and power points.

There is also access to the loft.

BEDROOM ONE- 16'2 (4.93m) x 11'3 (3.45m)

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

EN-SUITE- 5'4 (1.63m) x 6'0 (1.84m)

Opaque window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and wall unit, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 11'8 (3.58m) x 8'11 (2.72m)

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

BEDROOM THREE- 10'9 (3.29m) x 8'9 (2.69m)

Window to the front aspect, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'3 (2.84m) x 9'11 (3.04m)

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

BATHROOM- 6'5 (1.98m) x 7'5 (2.27m)

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

GARDEN

East facing garden which is a blank canvas for the next potential buyer and is mainly laid with lawn, patio to the immediate rear, gravelled area with garden storage shed, planted flower and shrub borders, timber fencing and gated side access.

DOUBLE GARAGE- 16'7 (5.07m) x 16'11 (5.16m)

Electric roller door, side pedestrian door, power and lighting.

PARKING

Bricked driveway with off street parking for four cars.