



Dee Atkinson & Harrison

THE CONIFERS, 19D HOWE LANE, NAFFERTON, YO25 4JU EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

THE CONIFERS, 19D HOWE LANE NAFFERTON, 4JU Offers In Region £525,000

Beverley 14 miles
| Hull 23 Miles | York 28 miles

Flawless and elegant inside and out, The Conifers, 19D Howe Lane is a remarkable four bedroom detached family home. Unique and individual, the property was constructed and built in 2020 and has been carefully designed and crafted to utilise its full potential that it offers. Individually designed and built by the current vendor themselves, this beautiful home offers over 2200 sq ft of accommodation and has a timeless and modern look to it with high quality fixtures and fittings. The ground floor flows from room to room and is a great space for entertaining or enjoying family time. It then seamlessly moves to the first floor which offers four good size bedrooms over looking the garden and is flooded with natural light. We highly recommended getting booked in for a viewing to fully appreciate how special this property is.

The property briefly comprises:- entrance hall leading to an open plan kitchen/dining area into the lounge, snug, utility room, WC, office, first floor landing with primary bedroom, dressing room and en-suite, additional second bedroom with en-suite, two more large bedrooms, family bathroom, landscaped rear garden, garage and 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.



ENTRANCE HALL- 10'3 (3.13m) x 4'11 (1.50m)

A spacious entrance/boot room with door to the side aspect, built in cupboards with shelving, stone flag flooring and power points. The entrance hall leads to:

OPEN PLAN KITCHEN/DINING AREA- 32'7 (9.94m) x 12'2 (3.71m)

The main focal point of the house and the most spectacular part with Bi-Folding doors to the side and rear aspect, exposed beams, a range of shaker style wall and base units with contrasting colour island/breakfast bar, inset sink with mixer tap, integrated fridge/freezer with ice box, ingerated dishwasher, wine cooler, eye-level oven with steam oven and warming draw underneath, hob with integrated hood, stone flooring and power points.

LOUNGE- 16'8 (5.09m) x 20'8 (6.30m)

Leading on from the kitchen/diner is a luxurious living area with windows to the front and rear aspect, exposed beams, log burning stove with brick surround and wooden mantle piece, stone flooring, TV point and power points.

SNUG- 17'0 (5.19m) x 11'11 (3.65m)

Currently used as a play room/snug area with Bi-Folding doors to the rear aspect leading out to the garden, fitted carpets, TV point and power points.

UTILITY ROOM- 10'3 (3.13m) x 8'9 (2.67m)

Door and window to the front aspect with oak beam, a range of shaker style wall and base units with silestone worktops, inset sink with marble worktops, plumbing for washing machine, stone flooring, extractor fan and

power points.

WC- 8'9 (2.69m) x 4'0 (1.23m)

Opaque window to the side aspect, oak beam, low flush WC, sink with vanity unit, tiled splash back and mixer tap, stone flooring and extractor fan.

OFFICE- 9'1 (2.77m) x 8'0 (2.44m)

A handy and well proportioned office with window to the side aspect, oak beam, fitted desk with a range of drawers and storage cupboards with tongue and groove panelling, understairs storage cupboard, stone flooring and power points.

FIRST FLOOR LANDING

Beautifully light with snug area, velux windows to both the side and front aspect, exposed beams, storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 11'8 (3.57m) x 12'11 (3.95m)

Double primary bedroom which is presented immaculately with window to the rear aspect, exposed beams, fitted carpets, radiator, TV point and power points. There is also a walk-in wardrobe which has fitted wardrobes, drawers and shelving with fitted carpets, power and lighting.

EN-SUITE- 9'6 (2.91m) x 4'0 (1.23m)

Velux window to the rear aspect, tiled splash back, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk-in shower, tiled flooring, traditional heated towel rail and extractor fan.

BEDROOM TWO- 11'0 (3.36m) x 9'9 (2.98m)

Second double bedroom with window to the rear aspect, exposed beams, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'4 (1.63m) x 6'8 (2.03m)

Velux window to the front aspect, tiled splash back, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk-in shower vinyl flooring, traditional heated towel rail and extractor fan.

BEDROOM THREE- 11'9 (3.58m) x 9'9 (2.99m)

Another double bedroom with window to the rear aspect, exposed beams, fitted carpet, radiator and power points.

BEDROOM FOUR- 11'7 (3.55m) x 8'2 (2.50m)

Window to the rear aspect, exposed beams, fitted carpet, radiator and power points.

FAMILY BATHROOM- 8'11 (2.73m) x 9'5 (2.89m)

Very impressive and sizeble bathroom with velux windows to the side aspect, access to the eaves, exposed brick wall with beams, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, free standing bath with shower attachment, vinyl flooring, heated towel rail and extractor fan.

GARDEN

An east facing garden which has been landscaped to create a tranquil and private outdoor area. It is mainly laid to lawn with an porcelain paving patio area to the rear which also continues round the side of the property, planted mature trees and borders, partially walled with fencing making it fully secure and gated side access.



GARAGE- 12'10 (3.92m) x 17'9 (5.43m)

Single detached garage which is currently kitted out as a gym with electric up and over door to the front aspect, a range of wall and base units with splash back, integrated freezer, space for dryer, vinyl flooring and power points.

PARKING

Off street parking for three/four cars.

SERVICES

Understood to all be connected to mains. There is underfloor heating throughout the ground floor of the property along with a ceiling speaker system. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

EPC

This property's energy rating is B.

VIEWING

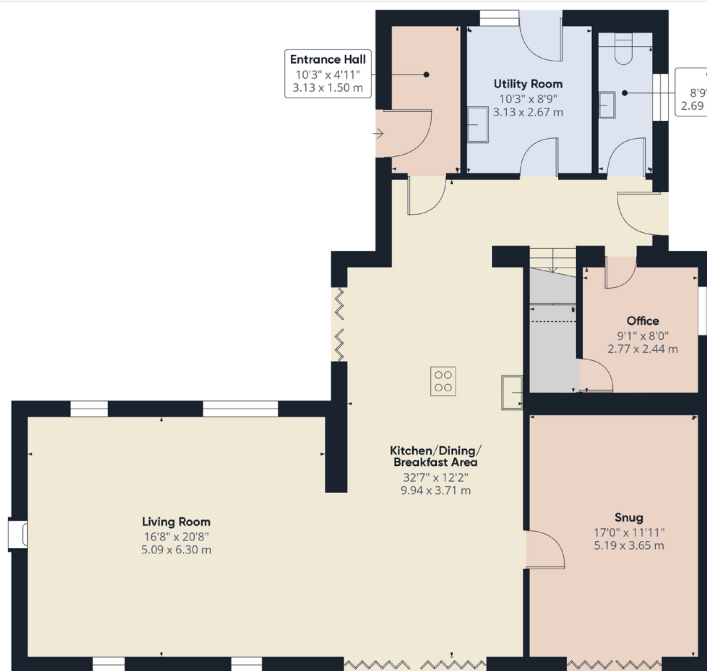
Strictly by appointment with the sole agents.

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 clients.







Ground Floor Building 1

Approximate total area⁽¹⁾
1296.62 ft²
120.46 m²

Reduced headroom
3.13 ft²
0.29 m²

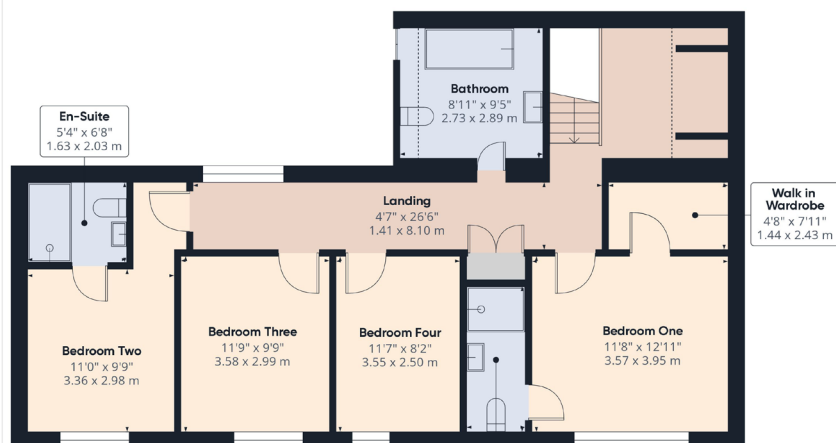
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1 Building 1

Approximate total area⁽¹⁾
894.36 ft²
83.09 m²

Reduced headroom
41.84 ft²
3.89 m²

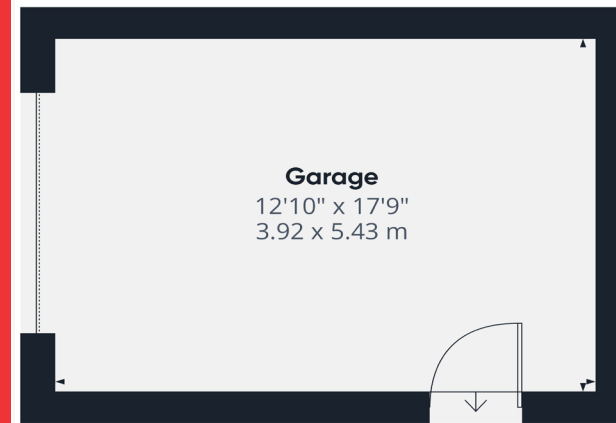
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor Building 2

Approximate total area⁽¹⁾
2275.89 ft²
211.32 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 85 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



