



Guide Price
£240,000

7 Polar Bear Drive,
Driffield, YO25 9FH

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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



7 Polar Bear Drive, Driffield, YO25 9FH

DESCRIPTION

Located on the outskirts of Driffield and views of the open countryside, 7 Polar Bear Drive is a pristine and modern three bedroom detached family home. Built in 2020 by one of Yorkshire’s leading independent house builders, every inch of this property has been carefully thoughtout and designed to create a high quality and spacious abode. Still benefitting from a 10 year NHBC warrenty, this is a must see property and viewings are highly recommended.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, utility room, downstairs cloakroom, first floor landing with three bedrooms, one with en-suite, family bathroom, garden 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 5’1 (1.56m) x 2’10 (0.87m)

Door to the front aspect, window to the side aspect, stairs leading to the first floor landing, fitted carpet, radiator and power points.

LOUNGE- 17’3 (5.26m) x 12’9 (3.90m)

Light, bright and stylish living area with large bay window to the front aspect, under stairs cupboard, laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 10’10 (3.31m) x 16’2 (4.93m)

French doors to the rear aspect, side entrance and window to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated dishwasher, space for fridge/freezer, electric oven, electric hob, extractor hood, vinyl flooring, radiator, TV point and power points.

UTILITY- 5’4 (1.64m) x 5’8 (1.74m)

Useful utility space with tiled splash back, worktop and base unit, space for dryer, plumbing for washing machine, vinyl flooring, radiator and power points.

CLOAKROOM- 5’5 (1.66m) x 3’2 (0.97m)

Opaque window to the side aspect, tiled splash back, low flush WC, sink with half pedestal, vinyl flooring and radiator.

BEDROOM ONE- 13’1 (3.99m) x 10’3 (3.1m)

Double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 8’2 (2.50m) x 5’6 (1.70m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal, fully tiled walk in shower cubicle, vinyl flooring, radiator, shaving point and extractor fan.

BEDROOM TWO- 11’0 (3.37m) x 9’3 (2.82m)

Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 11’1 (3.38m) x 6’7 (2.02m)

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

BATHROOM- 7’6 (2.29m) x 5’7 (1.73m)

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

GARDEN

The large patio doors lead out to an open sunny east facing garden which is perfect for indoor/outdoor living. It is very well kept, mainly laid with lawn, patio area to the immediate rear ideal for seating with additional patio which houses the garden shed, timber fencing making it fully secure and gated side access to the driveway. There is also stunning rolling countryside views!

PARKING

Driveway with off street parking for two cars.