



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SERVICES
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.



Asking Price
£285,000

1 Monk Dale,
Drifffield, YO25 6QZ



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Dee Atkinson & Harrison



1 Monk Dale, Driffield, YO25 6QZ

DESCRIPTION

Located close to the local town centre, 1 Monk Dale is a modern and immaculately presented three bedroom detached home. Built in 2021 on a exclusive and small development, the property has been extended out to the rear by the current vendors to create a more versatile and spacious area. Benefitting from views over the Driffield canal, we highly recommend booking in for a viewing to fully appreciate it! The property briefly comprises:- entrance hall, lounge, open plan kitchen/diner/sunroom, utility room, first floor landing with primary bedroom and en-suite, two additional bedrooms, family bathroom, rear garden, detached double 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 16'10 (5.14m) x 6'8 (2.04m)

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

WC- 6'6 (1.98m) x 2'9 (0.86m)

Opaque window to the side aspect, splash back, low flush WC, sink with pedestal and mixer tap, laminated flooring, radiator and power points.

LOUNGE- 15'8 (4.80m) x 9'9 (2.98m)

Cosy sitting area with bay window to the front aspect, laminated flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINER- 22'4 (6.83m) x 13'11 (4.26m)

An open plan modern area with inset spotlights, splash back, a range of sleek and modern wall and base units, one and a half sink with drainer unit and mixer tap, integrated fridge/freezer, integrated dishwasher, built in eye-level double oven, gas hob, extractor hood, laminated flooring, radiator and power points.

SUNROOM

Following on from the kitchen/diner is a beautiful extension that has been added by the current vendors to create a large space for enjoying and hosting. With Bi-folding doors to the rear, double skylights, laminated flooring, wall mounted electric heater and power points.

UTILITY ROOM- 5'5 (1.66m) x 4'4 (1.35m)

Door to the side aspect, wall mounted gas boiler, worktop with splash back, plumbing for washing machine, space for dryer, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 3'4 (1.02m) x 10'8 (3.27m)

Window to the side aspect, built in cupboard ideal for storage, fitted carpets, radiator and power points.

BEDROOM ONE- 10'5 (3.20m) x 10'1 (3.09m)

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

EN-SUITE- 10'8 (3.26m) x 3'0 (0.93m)

Stylish shower room with opaque window to the front aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with tiled splash back, mixer tap and pedestal, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 8'11 (2.72m) x 7'9 (2.38m)

Window to the rear aspect, fitted wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM THREE- 10'11 (3.33m) x 6'8 (2.05m)

Window to the rear aspect, fitted wardrobes with sliding doors, fitted carpets, radiator and power points.

BATHROOM- 6'10 (2.10m) x 5'7 (1.72m)

Opaque window to the side aspect, inset spotlight, three piece bathroom suite comprising:- low flush WC, sink with tiled splash back, mixer tap and pedestal, 'P' shaped bath with over head rainfall shower and attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN

West facing garden which is mainly laid to lawn, patio area to the immediate rear, timber fencing ensuring its fully secure with gated side and rear access.

DOUBLE GARAGE- 18'0 (5.51m) x 18'3 (5.56m)

Double detached garage with electric up and over door, EV charging point, power and lighting.

PARKING

Off street parking for two cars.

