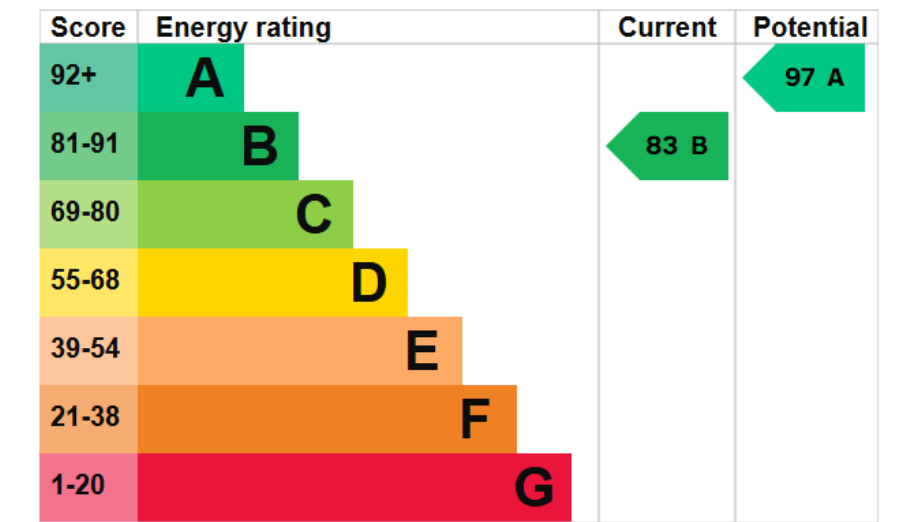
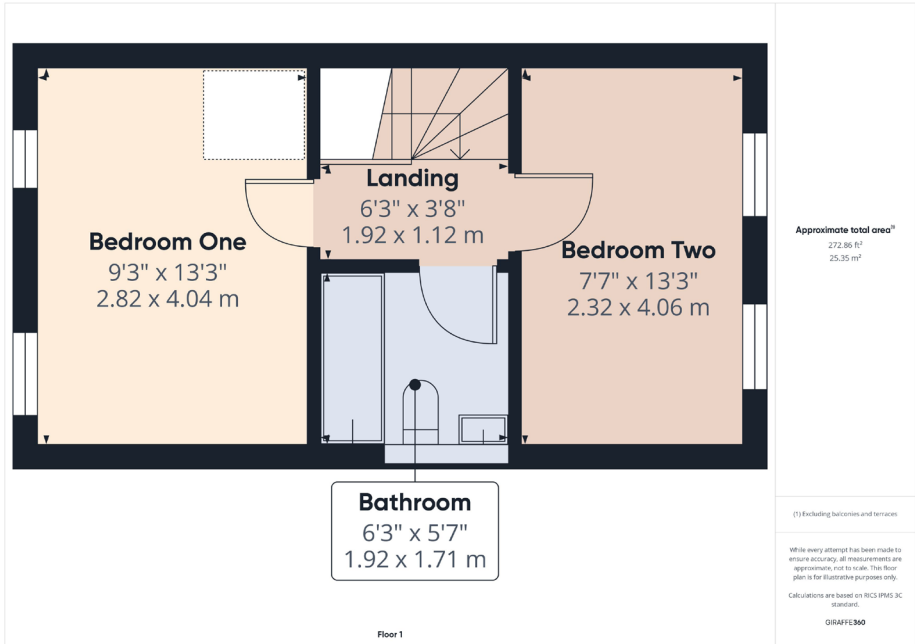
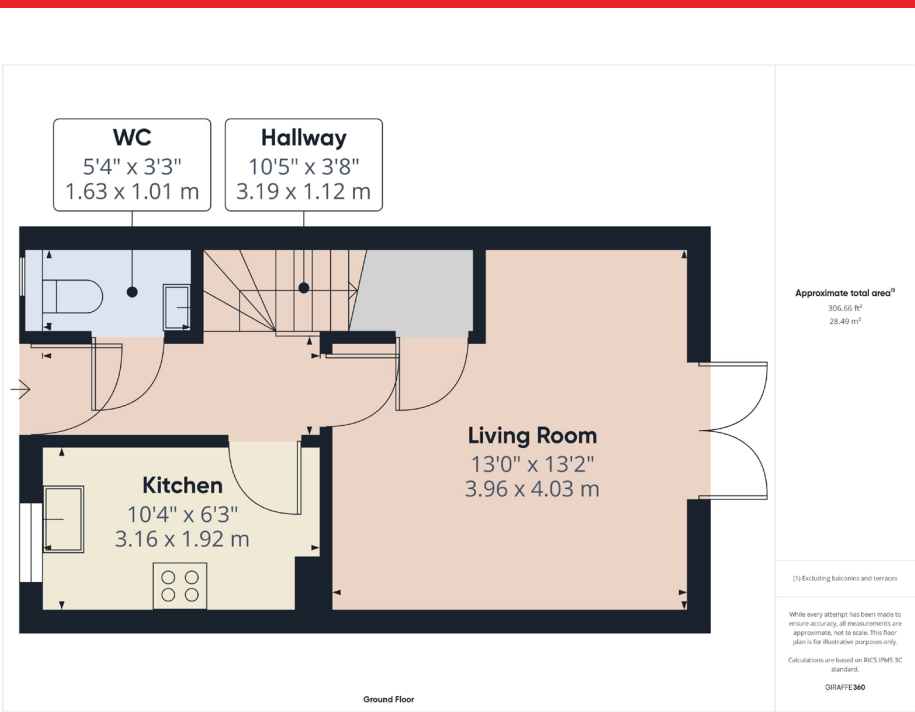




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'B'.

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.



Offers In Region Of
£179,950

12 Slayersdale,
Drifffield, YO25 5EA



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Dee Atkinson & Harrison



12 Slayersdale, Drifffield, YO25 5EA

DESCRIPTION

Neutral and modern throughout, 12 Slayersdale is a very well presented two double bedroom semi-detached property. Situated with one of the best views on the site over looking the countryside, this is ideal for a variety of different buyers either looking to get on the property ladder, downsize or invest. Constructed by Belway in 2019, the development is ideally placed for easy access into the local town centre and schools.

The property briefly comprises:- entrance hall, WC, kitchen, lounge, first floor landing with two double bedrooms, family bathroom, rear garden and 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- 10'5 (3.19m) x 3'8 (1.12m)

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

WC- 5'4 (1.63m) x 3'3 (1.01m)

Opaque window to the front aspect, partially tiled walls, wall mounted sink, low flush WC, vinyl flooring, radiator and extractor fan.

KITCHEN- 10'4 (3.16m) x 6'3 (1.92m)

Window to the front aspect, cupboard housing the gas boiler, a range of wall and base units with wood effect worktops, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, electric oven, gas hob with extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 13'0 (3.96m) x 13'2 (4.03m)

French doors to the rear aspect leading to the garden, understairs storage cupboard, wood effect laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'3 (1.92m) x 3'8 (1.12m)

Fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 9'3 (2.82m) x 13'3 (4.04m)

Double primary bedroom with two windows to the front aspect, panelled wall, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 7'7 (2.32m) x 13'3 (4.06m)

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

BATHROOM- 6'3 (1.92m) x 5'7 (1.71m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

GARDEN

West facing garden which is mainly laid with lawn, patio area to the immediate rear, partially walled and timber fenced ensuring a fully secure garden with gated rear access.

PARKING

Off street parking for one/two cars.