



**Guide Price**  
**£195,000**

**20 Boynton Garth,**  
**Drifffield, YO25 6UX**

#### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Market Place, Drifffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**Dee Atkinson & Harrison**



# 20 Boynton Garth, Drifffield, YO25 6UX

## DESCRIPTION

A great opportunity to purchase a extremely well presented end terrace with the added benefit of off street parking and garage. 20 Boynton Garth is proudly brought to the market in immaculate condition offering spacious accommodation throughout. The current vendors have stylishly decorated throughout to create a modern but cosy space.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, conservatory, first floor landing, three bedrooms, family bathroom, rear garden, garage 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- 8'11 (2.72m) x 3'6 (1.07m)

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

## WC- 5'4 (1.64m) x 2'7 (0.81m)

Opaque window to the front aspect, low flush WC, wall mounted sink with tiled splash back, wood effect laminated flooring, radiator and extractor fan.

## LOUNGE- 15'5 (4.71m) x 11'11 (3.65m)

Cosy living area with bay window to the front aspect, coving, understairs storage cupboard, partially panelled wall, fitted carpets, radiator, TV point and power points.

## KITCHEN/DINING AREA- 9'6 (2.92m) x 15'3 (4.66m)

French door and window to the rear aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine and dishwasher or dryer, electric oven, gas hob with extractor hood, vinyl flooring, radiator and power points.

## CONSERVATORY- 7'7 (2.32m) x 13'8 (4.18m)

Door to the rear aspect, window to the rear and side aspect, vinyl flooring, radiator and power points.

## FIRST FLOOR LANDING- 7'11 (2.44m) x 5'11 (1.80m)

Window to the side aspect, fitted carpets, radiator and power points. There is also access

to the loft.

## BEDROOM ONE- 14'4 (4.37m) x 9'1 (2.79m)

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

## BEDROOM TWO- 10'9 (3.30m) x 8'0 (2.45m)

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

## BEDROOM THREE- 7'6 (2.30m) x 6'11 (2.11m)

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

## BATHROOM- 5'11 (1.82m) x 6'0 (1.84m)

Opaque window to the front aspect, built in storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail, extractor fan and shaving point.

## GARDEN

East facing garden which is mainly laid to lawn, patio area to the immediate rear, raised flower beds, timber fencing ensuring an enclosed garden and gated side access.

## GARAGE- 18'2 (5.55m) x 8'10 (2.71m)

Single garage with up and over door, rear pedestrian door, power and lighting.

## PARKING

Off street parking for one car.