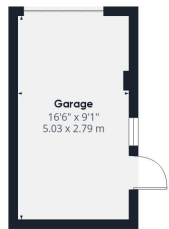


Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1088.01 ft<sup>2</sup>  
101.08 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Offers In The Region Of  
£290,000

6 The Meadows,  
Drifffield, YO25 5FW



**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.



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison





## 6 The Meadows, Drifffield, YO25 5FW

### DESCRIPTION

No onward chain!- Boasting one of the best plots in the cul-de-sac, 6 The Meadows is a well presented three bedroom semi-detached bungalow. Located close to the local town centre, the accommodation throughout both internally and externally is sizeable and move in ready whilst offering a blank canvas to make it your own. A great property for any potential buyer who seeks stingle storey living without compromising on space and quality. The property briefly comprises:- entrance porch leading into a dining area, kitchen, lounge, conservatory, hallway with three bedrooms, shower room and WC. There is a wrap around garden with detached 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 PORCH- 3'5 (1.05m) x 2'11 (0.89m)

Door to the front aspect, windows to both side aspect and fitted carpets.

#### DINING ROOM- 10'5 (3.20m) x 11'1 (3.40m)

Door and window to the front aspect, coving, built in storage cupboards, fitted carpets, radiator and power points.

#### KITCHEN- 7'5 (2.28m) x 11'1 (3.40m)

Door and window to the side aspect, additional window to the front aspect, cupboard housing the gas boiler, tiled splash back, one and half sink with drainer unit, a range of wall and base units, plumbing for washing machine, space for additional white goods, electric oven, gas hob, extractor hood, tiled flooring, radiator and power points.

#### LOUNGE- 12'9 (3.90m) x 14'7 (4.46m)

Spacious living area with sliding doors to the rear aspect, windows to the side aspect, coving, electric fireplace with marble surround, fitted carpets, radiator, TV point and power points.

#### CONSERVATORY- 11'2 (3.40m) x 9'5 (2.89m)

Sliding doors to the rear aspect, windows to all three sides, vinyl flooring, radiator and power points.

#### HALLWAY

Fitted carpets, radiator and power points.

#### BEDROOM ONE- 9'6 (2.91m) x 14'5 (4.41m)

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

#### BEDROOM TWO- 9'9 (2.99m) x 12'3 (3.75m)

Another double bedroom with windows to the rear aspect, built in wardrobes and drawers, fitted carpets, radiator, TV point and power points.

#### BEDROOM THREE- 7'6 (2.30m) x 7'10 (2.40m)

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

#### SHOWER ROOM- 6'5 (1.97m) x 5'8 (1.73m)

Opaque window to the front aspect, fully tiled walls, sink with pedestal and mixer tap, shower cubicle, tiled flooring, heated towel rail and extractor fan.

#### WC- 3'0 (0.92m) x 5'11 (1.80m)

Fully tiled walls, low flush WC, tiled flooring and extractor fan.

#### GARDEN

A fabulous South-West facing garden which wraps around the whole property and is mainly laid to lawn to the immediate rear with planted flower and shrubs with garden storage shed. To the side of the property there is a large area ideal for a small 'allotment' which is already set up to grow your own fruit and vegetables with the addition of a greenhouse. The garden also benefits from matures trees and gated access.

#### GARAGE- 16'6 (5.03m) x 9'1 (2.79m)

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

#### PARKING

Off street parking for two cars.