



Asking Price
£305,000

**1 Long Lane,
Driffield, YO25 5HF**

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 'D'.

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		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



1 Long Lane, Driffield, YO25 5HF

DESCRIPTION

Having undergone an extensive renovation, 1 Long Lane is an exceptional four bedroom detached home offering flexible accommodation. Tastefully presented throughout, it boasts a stylish and modern living in a sought after location. Set within a generous size plot, the main focal point of the property is the open plan kitchen/dining space which has been modified to create a high specification and contemporary area which is ideal for hosting. Combining space and convenience, this is ideal for a variety of buyers and is move in ready.

The property briefly comprises:- entrance hall, lounge, utility/WC, open plan kitchen/diner, first floor landing with four bedrooms, family bathroom, rear garden, 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- 13'1 (4.00m) x 3'1 (0.95m)

Door to the side aspect, coving, stairs leading to the first floor landing, understairs cupboard, LVT click flooring, radiator and power points.

LOUNGE- 17'11 (5.48m) x 10'10 (3.31m)

Beautifully appointed and cosy living room with double aspect windows to the front, coving, fitted carpets, radiator, TV point and power points.

UTILITY ROOM/WC- 4'9 (1.46m) x 8'4 (2.54m)

Opaque window to the side aspect, inset spotlights, wall mounted gas boiler, tiled splash back, a range of wall and base units with granite worktops, inset sink with mixer tap and pull down hose, plumbing for washing machine, WC, LVT click flooring, radiator and power points.

OPEN PLAN KITCHEN/DINING AREA- 18'2 (5.55m) x 14'11 (4.57m)

The main part of the house with plenty of space for living/dining with French doors to the rear of the property leading out to the garden, windows to the side aspect, velux windows to the rear aspect, inset spotlights, a range of sleek wall and base units with large island and granite worktop, inset sink with drainer unit, integrated fridge/freezer, integrated dishwasher, double integrated eye-level oven, electric hob, extractor hood, LVT click flooring, radiator, TV point and power points.

FIRST FLOOR LANDING

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

BEDROOM ONE- 11'7 (3.54m) x 12'6 (3.81m)

Spacious primary bedroom with bay window to the front aspect, door which leads to the family bathroom, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.76m) x 10'8 (3.25m)

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

BEDROOM THREE- 8'11 (2.74m) x 6'6 (2.00m)

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

BEDROOM FOUR- 6'6 (1.99m) x 10'11 (3.33m)

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

BATHROOM- 5'10 (1.80m) x 11'7 (3.53m)

Spacious with two opaque windows to the side aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath, separate fully tiled shower cubicle, vinyl flooring and heated towel rail.

GARDEN

North facing garden which is well presented. It is mainly laid with lawn, patio area to the immediate rear, pebbled areas, planted flower and shrubs with timber fencing and gated side access.

GARAGE- 8'3 (2.52m) x 16'9 (5.11m)

Electric roller door with side pedestrian door into the property, power and lighting.

PARKING

Off street parking for two/three cars.