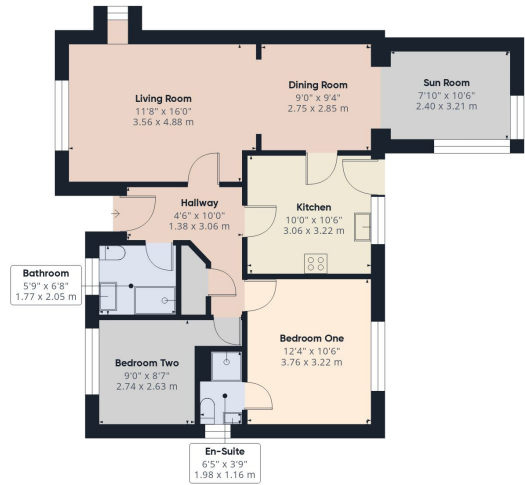
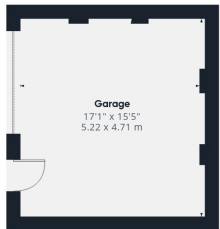




Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1098 ft²
102 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers In The Region of
£310,000

Featherholme,
York Road, Little Drifffield,
YO25 5XD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	39 E	
21-38	F		
1-20	G		

SERVICES
LPG gas central heating. Mains 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.



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Dee Atkinson & Harrison



Featherholme, York Road, Little Driffield, YO25 5XD

DESCRIPTION

Nestled in a sought after location, Featherholme is a well presented two bedroom detached bungalow which seamlessly flows from room to room. Featuring three reception rooms which are versatile, one of which is a sun room providing views over the south facing garden, the property has been maintained very well by the current vendor providing move in ready accommodation. The bungalow is bright and welcoming the moment you step through the front door.

The property briefly comprises:- entrance hall, lounge, dining room, sunroom, kitchen, two bedrooms one with en-suite, additional shower room, rear garden, double garage and off street parking.

LOCATION

Little Driffield is one of the most popular villages in the YO25 area. It is a small unspoilt village that is very well placed for access onto Driffield Bypass and all the facilities in Driffield town including the railway station that offers a regular service to Hull and onward to London via a direct service with Hull Trains.



THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 4'6 (1.38m) x 10'0 (3.06m)

Door to the front aspect, coving, built in cupboard housing the combi-boiler, vinyl flooring, wall mounted electric radiator and power points.

LOUNGE- 11'8 (3.56m) x 16'0 (4.88m)

Window to the front and side aspect, coving, coal effect gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 9'0 (2.75m) x 9'4 (2.85m)

Leading on from the living space is the dining room with coving, fitted carpets, radiator and power points.

SUNROOM- 7'10 (2.40m) x 10'6 (3.21m)

A stunning extension to create a beautiful sunroom with large windows to the side aspect, velux windows, fitted carpets, anthracite vertical radiator and power points.

KITCHEN- 10'0 (3.06m) x 10'6 (3.22m)

Door and window to the rear aspect, inset spotlights, coving, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, integrated fridge/freezer, built in eye-level oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

BEDROOM ONE- 12'4 (3.76m) x 10'6 (3.22m)

Double bedroom with window to the rear

aspect, coving, built in wardrobes, vinyl flooring, radiator and power points.

EN-SUITE- 6'5 (1.98m) x 3'9 (1.16m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink and mixer tap, shower cubicle, tiled flooring and extractor fan.

BEDROOM TWO- 9'0 (2.74m) x 8'7 (2.63m)

Window to the front aspect, coving, fitted wardrobes, vinyl flooring, radiator and power points.

SHOWER ROOM- 5'9 (1.77m) x 6'8 (2.05m)

Opaque window to the front aspect, coving, partial wet walling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

GARDEN

Sunny south facing garden which is easily maintainable with patio area to the immediate rear, partially gravelled, summerhouse, fully secure garden with timber fencing and gated side access.

DOUBLE GARAGE- 17'1 (5.22m) x 15'5 (4.71m)

Electric up and over door with pedestrian door, built in storage cupboards and shelving, power and lighting.

PARKING

Off street parking for three cars.