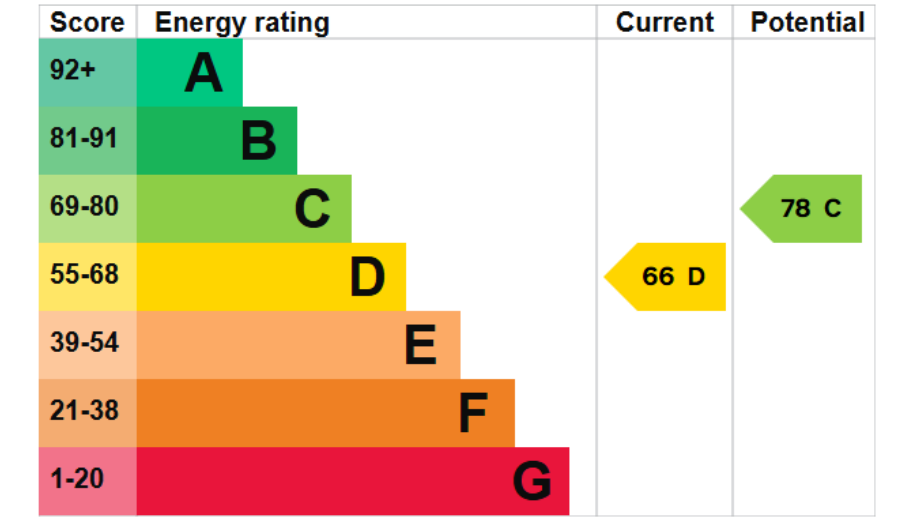
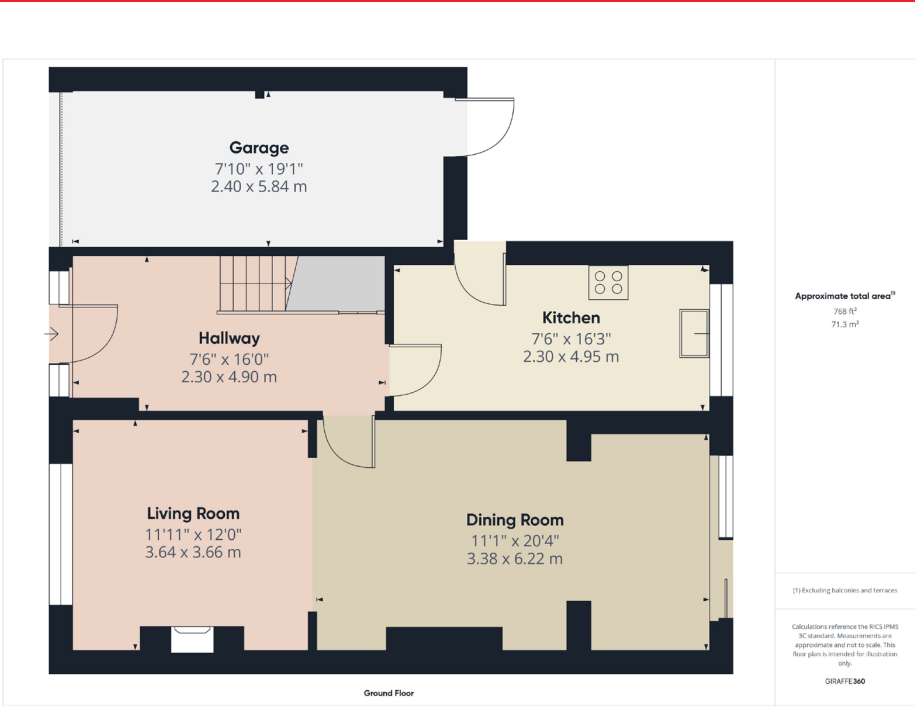




Asking Price
£235,000

6 St. Johns Gardens,
Drifffield, YO25 6RN

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.



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Dee Atkinson & Harrison



6 St. Johns Gardens, Drifffield, YO25 6RN

DESCRIPTION

Brought to the market with no onward chain, 6 St Johns Gardens is a very well presented three bedroom semi-detached house. The current vendors have upgraded the property throughout to present a move in ready and modern home. This property would suit a variety of different buyers and with it's neutral decor throughout gives the opportunity to put your own stamp on it. Located close to the local town centre with an abundance of privacy, this a property not to miss out on.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, first floor landing with three bedrooms and 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- 7'6 (2.30m) x 16'0 (4.90m)

An inviting entrance with door and window to the front aspect coming into an open porch with tiled flooring, coving, stairs leading to the first floor landing, understairs cupboard, wood effect flooring, radiator and power points.

LOUNGE- 11'11 (3.64m) x 12'0 (3.66m)

Window to the front aspect, coving, log burning stove with stone hearth, fitted carpets, radiator, TV point and power points. Leading into:

DINING ROOM- 11'1 (3.38m) x 20'4 (6.22m)

An extended dining/play area with sliding doors and velux windows to the rear aspect, coving, wood effect flooring, radiators, TV point and power points.

KITCHEN- 7'6 (2.30m) x 16'3 (4.95m)

Country cottage style kitchen with door to the side aspect, window to the rear aspect, tiled splash back, a range of shaker style wall and base units with oak worktops, sink with drainer unit, integrated fridge/freezer, plumbing for dishwasher and washing machine, space for oven and hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 7'5 (2.27m) x 11'2 (3.42m)

Opaque window to the side aspect flooding in natural light, coving, fitted carpets and power points.

BEDROOM ONE- 9'8 (2.96m) x 11'11 (3.65m)

Double bedroom with window to the front aspect, coving, built in wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.76m) x 12'9 (3.89m)

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

BEDROOM THREE- 7'4 (2.25m) x 7'7 (2.33m)

Currently used as an office but classed as a single bedroom with window to the front aspect, coving, solid wood flooring, radiator and power points.

BATHROOM- 8'5 (2.58m) x 5'8 (1.74m)

Dual opaque windows to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head rainfall shower and glass shower screen, tiled flooring, heated towel rail and wall mounted mirror with shaving point.

GARDEN

A very well maintained 'lock up and go' walled garden which is North facing and is mainly laid with patio and gravelled area and a variety of planted flowers and shrubs.

GARAGE- 7'10 (2.40m) x 19'1 (5.84m)

Rear pedestrian door, up and over door, wall mounted gas boiler, power and lighting.

PARKING

Off street parking.