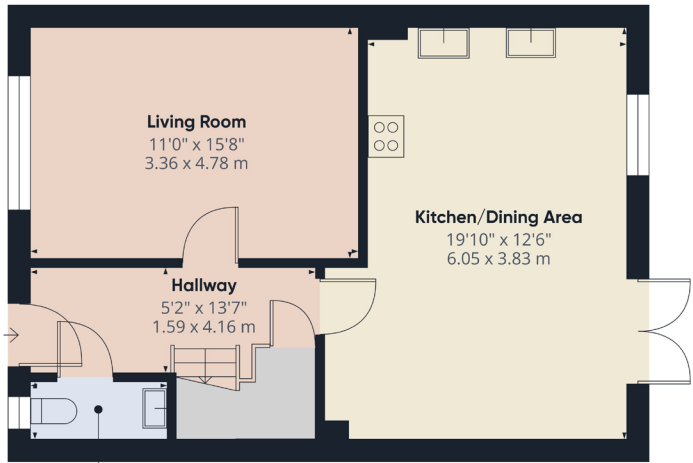




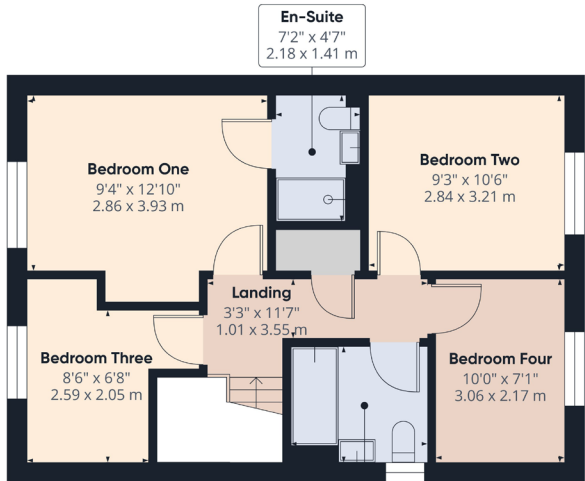
Approximate total area*
553 sq ft
51.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PAS) 2018 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRABITE360

Ground Floor Building 1



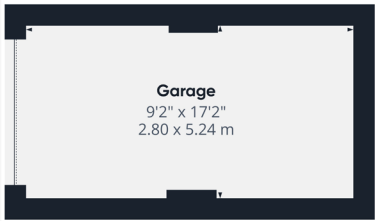
Approximate total area*
503 sq ft
46.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS (PAS) 2018 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRABITE360

Floor 1 Building 1



Approximate total area*
164 sq ft
15.2 m²

(1) Excluding balconies and terraces

GRABITE360

Basement Floor Building 1

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



Guide Price
£300,000

48 Armistice Park,
Drifffield, YO25 5AN



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Dee Atkinson & Harrison



48 Armistice Park, Driffield, YO25 5AN

DESCRIPTION

A newly built four bedroom detached home which was constructed by Linden Homes. 48 Armistice Park offers high quality fixtures and fittings throughout with a modern day living layout which would suit a variety of different buyers. This attractive home has been finished to fantastic standard throughout with beautifully landscaped garden to the rear which would be perfect for entertaining and hosting. We highly recommend viewings to fully appreciate what this home has to offer!

The property briefly comprises:- entrance hall, lounge, WC, open plan kitchen/dining room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, detached single 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- 5'2 (1.59m) x 13'7 (4.16m)

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LOUNGE- 11'0 (3.36m) x 15'8 (4.78m)

Spacious living room with window to the front aspect, fitted carpets, radiator, TV point and power points.

WC- 3'0 (0.92m) x 6'8 (2.05m)

Opaque window to the front aspect, low flush WC, sink with vanity unit and tiled splash back, tiled flooring, radiator and extractor fan.

OPEN PLAN KITCHEN/DINING ROOM- 19'10 (6.05m) x 12'6 (3.83m)

Modern and neutral kitchen/diner with French doors and window to the rear aspect, cupboard housing a gas boiler, a range of wall and base units with splash back and breakfast bar, one and a half sink with drainer unit and hot water tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, double electric oven with gas hob, tiled flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 3'3 (1.01m) x 11'7 (3.55m)

Built in storage cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM ONE- 9'4 (2.86m) x 12'10 (3.93m)

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

EN-SUITE- 7'2 (2.18m) x 4'7 (1.41m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal

and mixer tap, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 9'3 (2.84m) x 10'6 (3.21m)

Double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 8'6 (2.59m) x 6'8 (2.05m)

Currently used as a dressing room with window to the front aspect, a range of built in wardrobes and shelving, fitted carpets, radiator and power points.

BEDROOM FOUR- 10'0 (3.06m) x 7'1 (2.17m)

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

BATHROOM- 6'6 (1.99m) x 7'2 (2.19m)

Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal, mixer tap and splash back, panelled bath with shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN

South facing garden which is easily maintainable and laid with patio and gravel. The garden also has artificial grass with water feature and a beautiful summer house which is perfect for hosting. There is also a workshop/shed which has electric to it and timber fencing ensuring the garden is fully secures with gated side access.

GARAGE- 9'2 (2.80m) x 17'2 (5.24m)

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

PARKING

Off street parking for two cars.