



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.



Asking Price
£210,000

7 Edmond Close,
Drifffield, YO25 5GJ



56 Market Place, Drifffield | 01377 241919 | 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



7 Edmond Close, Drifffield, YO25 5GJ

DESCRIPTION

7 Edmond Close is a beautifully presented three bedroom semi-detached home. Offering spacious accommodaion throughout and finished with neutral decor allowing anyone to put their own stamp on it, this is a move in ready home appealing to a wide variety of potential buyers. The property boasts a well-proportioned layout with an immaculate garden thoughtfully designed for outdoor entertaining. Benefitting from over 6 years of NHBC warrenty and located in a sought after new development close to the local town centre, this home has it all!

The property briefly comprises:- entrance hall, WC, kitchen/ dining room, lounge, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden 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- 3'7 (1.10m) x 13'2 (4.02m)

Door to the front aspect, stairs leading to the first floor landing, vinyl flooring, radiator and power points.

WC- 2'10 (0.88m) x 5'10 (1.78m)

Opaque window to the front aspect, tiled splash back, low flush WC, sink with pedestal and mixer tap, vinyl flooring, radiator and extractor fan.

KITCHEN/DINING ROOM- 9'1 (2.79m) x 15'9 (4.81m)

A neat and sophisticated kitchen/diner with window to the front aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units with wood laminate worktops, one and a half sink with drainer unit, integral washer/dryer, integral dishwasher, integral fridge/freezer, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 16'2 (4.93m) x 10'5 (3.18m)

Cosy living space with French doors and window to the rear aspect, understairs storage cupboard, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 3'8 (1.13m) x 11'3 (3.44m)

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

BEDROOM ONE- 8'11 (2.74m) x 8'10 (2.71m)

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

EN-SUITE- 4'11 (1.51m) x 7'7 (2.33m)

Modern bathroom with tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, large walk in fully tiled shower, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 9'1 (2.77m) x 9'4 (2.84m)

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

BEDROOM THREE- 6'11 (2.13m) x 10'5 (3.19m)

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

BATHROOM- 7'10 (2.14m) x 5'7 (1.71m)

Opaque window to the front aspect, partilly tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

GARDEN

North-West facing garden which is mainly laid with lawn, two separate patio areas, gravelled area with space for a garden timber shed, timber fencing ensuring it's fully secure with gated side access.

PARKING

Off street parking for two cars.