



**Offers In Region Of
£340,000**

**7 Winterdale,
Drifffield, YO25 5FS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 3'2 (0.98m) x 5'5 (1.65m)

French doors to the front aspect and composite door leading into the:

HALLWAY- 16'5 (5.01m) x 6'0 (1.83m)

Coving, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, radiator and power points.

LOUNGE- 20'7 (6.29m) x 11'9 (3.59m)

Great family living space with bay window to the front aspect, coving, electric feature fireplace with marble surround and hearth, fitted carpets, radiator, TV point and power points. Opening into:

DINING ROOM- 11'0 (3.37m) x 11'9 (3.60m)

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

CONSERVATORY- 10'9 (3.29m) x 9'4 (2.85m)

French doors to the side aspect, windows to all three sides, tiled flooring and power points.

KITCHEN- 9'3 (2.84m) x 14'8 (4.49m)

Door and window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for dishwasher and washing machine, space for American fridge/freezer, eye-level built in oven, gas hob, extractor hood, tiled flooring, radiator and power points.

OFFICE- 12'7 (3.85m) x 8'2 (2.49m)

A versatile reception room with window to the front aspect, laminated flooring, radiator, TV point and power points.

SHOWER ROOM- 6'8 (2.05m) x 8'0 (2.46m)

Put together as a wet room with opaque window to the side aspect, partially tiled walls, low flush WC, wall mounted sink with splash back, large shower, radiator and extractor fan.

FIRST FLOOR LANDING- 10'0 (3.06m) x 9'3 (2.83m)

Fitted carpets, radiator and power points.

BEDROOM ONE- 11'9 (3.58m) x 11'8 (3.58m)

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

EN-SUITE- 5'11 (1.81m) x 8'9 (2.68m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower attachment, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 11'11 (3.64m) x 11'4 (3.47m)

Another double bedroom with window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM THREE- 11'7 (3.54m) x 10'6 (3.20m)

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

BEDROOM FOUR- 9'8 (2.95m) x 8'6 (2.59m)

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

BATHROOM- 5'8 (1.74m) x 7'7 (2.32m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN

Large West facing garden which is mainly laid with lawn, patio area to the immediate rear of the property, path leading down with greenhouse, large timber framed garden shed, planted mature trees, flower and shrubs with gated side access.

PARKING

Off street parking for two cars.

7 Winterdale, Driffield, YO25 5FS

Set within a well established and sought after estate at the head of a quiet cul-de-sac, 7 Winterdale is an impressive four bedroom detached home offering generous living accommodation throughout. The property boasts flexible accommodation with the potential to create an additional ground floor bedroom with en-suite, which would be ideal for guests or multigenerational living. The other four bedrooms boasts plenty of space which would provide for a growing family or buyer looking to downsize without compromising on space. Sitting proudly on a good size plot with a large private garden, it is conveniently located close to the town centre as well as schools and local amenities.

The property briefly comprises:- entrance porch, hallway, lounge, dining room, conservatory, kitchen, office/downstairs bedroom, shower room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden 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.

