



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 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
£450,000

133 Gott Close,
Drifffield, YO25 9EZ



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Dee Atkinson & Harrison



133 Gott Close, Drifffield, YO25 9EZ

DESCRIPTION

An impeccable property which is rare to the market! 133 Gott Close is an impressive four bedroom detached property brought to the market in great condition. Offering generously size accommodation exceeding over 1900 sqare foot, the interior is both spacious and versatile featuring four double bedrooms and four reception room which could be altered to create a home which is personalised to suit each individual buyer. Situated on an exclusive development, the plot extends to over a quarter of an acre and externally offers a huge landscaped garden with extensive parking to both the front and side of the property. Oozing potential throughout, viewing is essential to appreciate the scale, setting and possibilities this has to offer! The property briefly comprises:- entrance hall, office, WC, hallway leading to lounge, conservatory, dining room, kitchen with utility, shower room, first floor landing with primary bedroom and en-suite, three additional double bedrooms, family bathroom, large garden to the rear with double garage and ample 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 PORCH- 4’10 (1.47m) x 6’1 (1.87m)

Door to the front aspect, laminated flooring and radiator.

OFFICE- 6’9 (2.00m) x 11’7 (3.53m)

Handy office/study with windows and velux to the front aspect, access to loft space, laminated flooring, radiator and power points.

REAR HALLWAY

Door leading into the garage and tiled flooring.

WC- 3’7 (1.11m) x 3’5 (1.05m)

Opaque window to the front aspect, partially tiled walls, low flush WC, wall mounted sink and tiled flooring.

HALLWAY- 4’11 (1.50m) x 14’0 (4.28m)

Stairs leading to the first floor landing, understairs cupboard, laminated flooring, radiator and power points.

LOUNGE- 16’10 (5.15m) x 11’10 (3.63m)

Cosy living area with French doors to the rear aspect, inset spotlights, log burning stove with hearth and oak mantle piece, fitted carpets, anthracite radiator, TV point and power points.

CONSERVATORY- 10’10 (3.32m) x 18’11 (5.78m)

Another great reception room leading out to the garden with French doors to the rear aspect, windows to all three sides, laminated flooring, radiator and power points.

DINING ROOM- 11’7 (3.55m) x 11’1 (3.38m)

Window to the rear aspect, coving, laminated flooring, radiator and power points.

KITCHEN- 11’7 (3.55m) x 11’2 (3.42m)

Door to the side aspect, window to the rear, tiled splash back, a range of wall and base units with oak worktop, one and a half sink with drainer unit, integrated dishwasher, plumbing for washing machine, Rangemaster over with gas hob, extractor hood, tiled flooring, heated towel rail and power points.

UTILITY ROOM- 5’5 (1.66m) x 6’1 (1.86m)

Window to the side aspect, wall mounted gas boiler, pantry cupboard with built in shelving, a range of wall and base units with oak worktops, integrated fridge/freezer, tiled flooring and power points.

SHOWER ROOM- 6’0 (1.83m) x 6’7 (2.03m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Spacious landing with windows to the front aspect, inset

spotlights, fitted carpets, radiator and power points.

BEDROOM ONE- 17’6 (5.35m) x 14’4 (4.37m)

Huge primary bedroom flooded with nautral lighting benefitting from windows to the rear and side aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7’7 (2.33m) x 6’9 (2.07m)

Velux window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, additional built in storage cupboards, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 11’9 (3.60m) x 11’11 (3.64m)

Double bedroom with window to the rear aspect, inset spotlights, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 13’1 (4.01m) x 9’3 (2.84m)

Double bedroom with window to the rear aspect, inset spotlights, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 11’6 (3.51m) x 11’3 (3.43m)

Double bedroom with window to the rear aspect, inset spotlights, coving, built in wardrobes, radiator and power points.

BATHROOM- 10’8 (3.26m) x 6’7 (2.03m)

Spacious family bathroom with opaque window to the front and side aspect, inset spotlights, built in cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN

Impressive West facing garden which has been landscaped to create a blank canvas to make your own. It is mainly laid with lawn, patio area to the immediate rear ideal for seating with brick outbuildings for storage. There is a gravelled area for parking with gated side access to both sides. The garden is fully enclosed with timber fencing.

DOUBLE GARAGE- 24’6 (7.47m) x 21’9 (6.63m)

Large double garage with roller doors to the side aspect, windows to the front and rear, side pedestrian door leading to the garden and additional one leading into the property, power and lighting.

PARKING

Gated gravelled off street parking to the side of the property ideal for multiple cars, motorhome/caravans. There is also a driveway to the front of the property for one car.