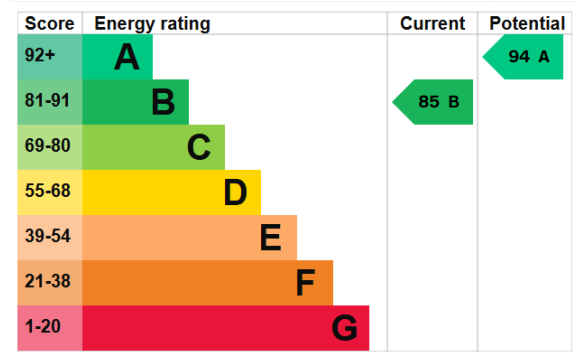
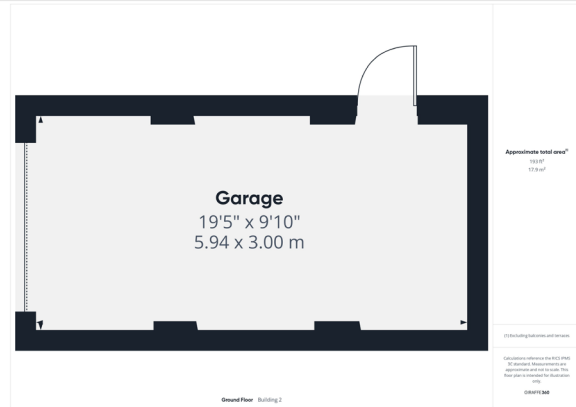
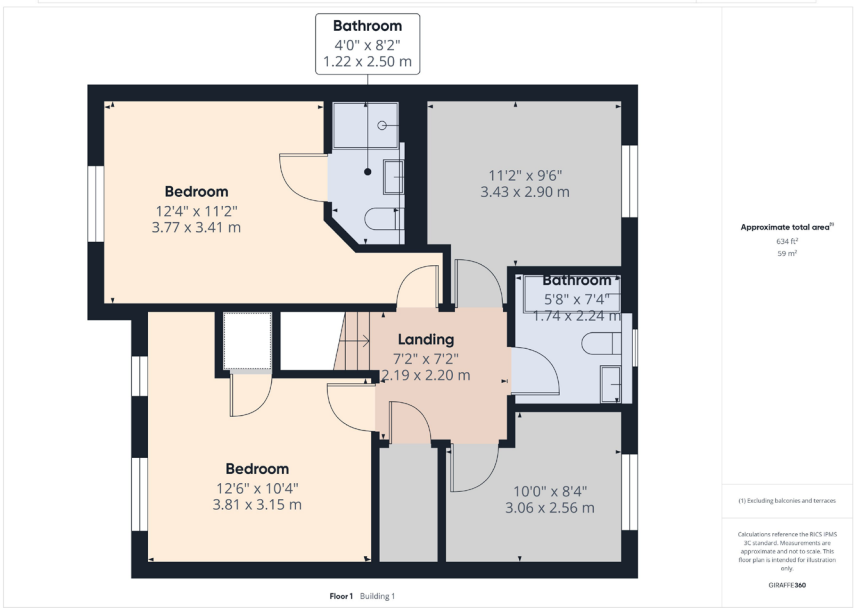
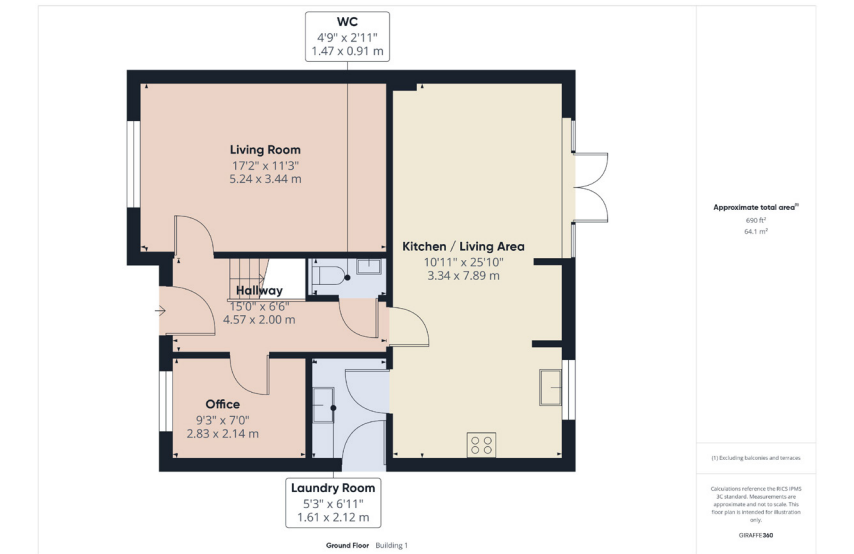




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'E'.

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
£350,000

22 White Avenue,
Drifffield, YO25 5FQ



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Dee Atkinson & Harrison



22 White Avenue, Driffield, YO25 5FQ

DESCRIPTION
Brought to the market in pristine condition, 22 White Avenue is a four bedroom detached property. Built in 2023, this impressive property offers contemporary living and is generously proportioned throughout ideal for any potential buyer. The heart of the home is the open plan kitchen/diner which is perfect for entertaining and everyday family life along with the spacious landscaped garden which is great for hosting. Benefitting from unspoilt views to the front, this property is worth a view!

The property briefly comprises:- entrance hall, WC, office, lounge, open plan kitchen/dining area, utility room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, detached 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- 15'0 (4.57m) x 6'6 (2.00m)
Composite door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

WC- 4'9 (1.47m) x 2'11 (0.91m)
Partially tiled walls, sink with pedestal and mixer tap, low flush WC, tiled flooring, radiator and extractor fan.

OFFICE- 9'3 (2.83m) x 7'0 (2.14m)
Window to the front aspect, fitted carpets, radiator and power points.

LOUNGE- 17'2 (5.24m) x 11'3 (3.44m)
Light and bright living area with window to the front aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 10'11 (3.34m) x 25'10 (7.89m)
Modern open plan space with French doors and windows to the rear aspect, inset spotlights, a range of wall and base units with wood effect laminated worktops, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, built in eye-level oven, gas hob, extractor hood, tiled flooring, radiator and power points.

UTILITY ROOM- 5'3 (1.61m) x 6'11 (2.12m)
Door to the side aspect, cupboard housing the gas boiler, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 7'2 (2.19m) x 7'2 (2.20m)
Airing cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM ONE- 12'4 (3.77m) x 11'2 (3.41m)
Primary double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'0 (1.22m) x 8'2 (2.50m)
Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with half pedestal, fully tiled walk in shower, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 12'6 (3.81m) x 10'4 (3.15m)
Another good size bedroom with windows to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 11'2 (3.43m) x 9'6 (2.90m)
A third double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 10'0 (3.06m) x 8'4 (2.56m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 5'8 (1.74m) x 7'4 (2.24m)
Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal and mixer tap, panelled bath with over head shower and glass shower screen, tiled flooring, radiator and extractor fan.

GARDEN
East facing garden which is beautifully landscaped and is mainly laid with lawn, raised decking area, patio area housing a timber garden shed with additional patio area to the immediate rear of the property, gravelled area with planted shrubs, timber fencing ensuring a fully secure garden with gated side access.

GARAGE- 19'5 (5.94m) x 9'10 (3.00m)
Up and over door, side pedestrian door, power and lighting.

PARKING
Off street parking for two cars.