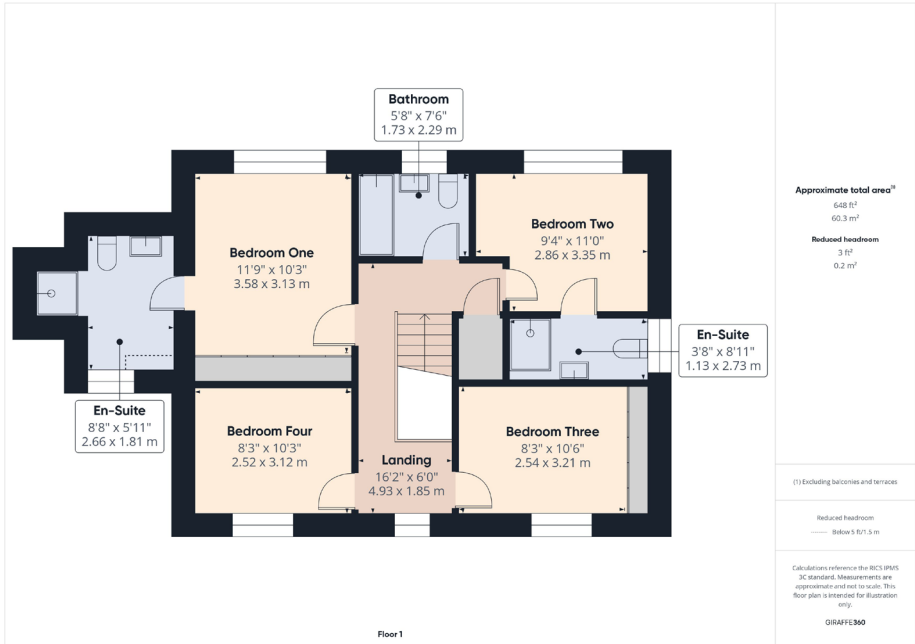
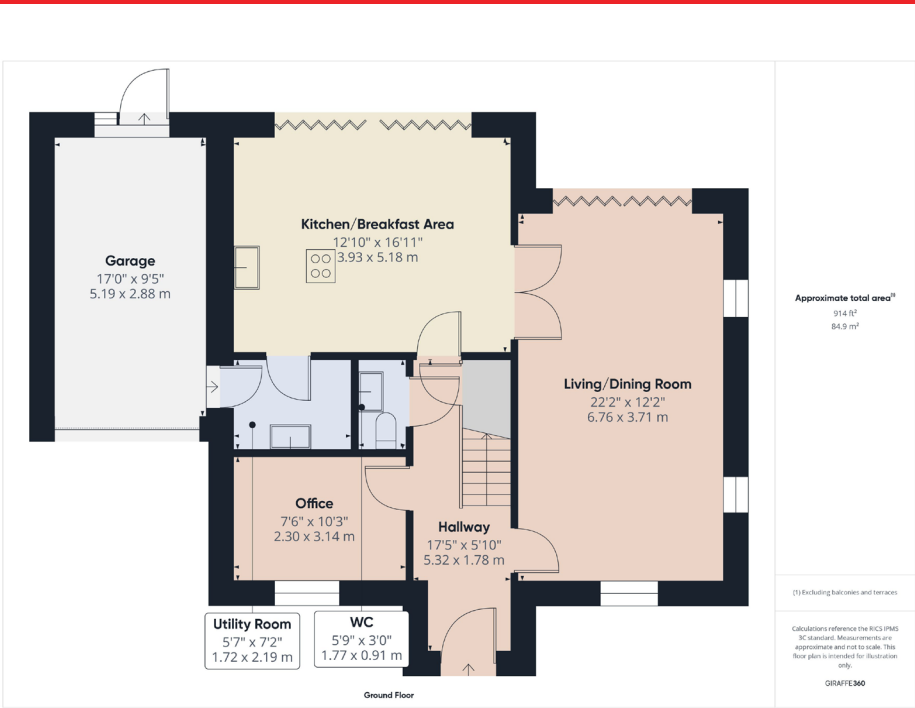




Asking Price
£390,000

2 Blakedale Drive,
Drifffield, YO25 6BD

SERVICES

Understood to all be connected to mains. Mains gas, water and electric. There is underfloor heating throughout the ground floor.

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 'F'.

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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



2 Blakedale Drive, Drifffield, YO25 6BD

DESCRIPTION

A perfect opportunity to purchase an exceptional and versatile property close to the local town centre. 2 Blakedale Drive is a four bedroom detached property standing proudly on an exclusive development in a quiet cul-de-sac. Built in 2020 and benefitting from the remaining years of its NHBC warranty, this distinguished home has been crafted to exception standards and blends a timeless design with contemporary decor throughout. The ground floor is generously sized and gives the option for any potential buyer to tailor each room to suit their needs. The open plan kitchen is a perfect place for relaxing or entertaining with family and friends. A truly sophisticated and luxury property-viewings are highly recommended.

The property briefly comprises:- entrance hall, office, WC, lounge/dining room, open plan kitchen/breakfast area, first floor landing with primary bedroom and en-suite, additional bedroom with en-suite, two extra bedrooms, family bathroom, rear garden, garage 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- 17'5 (5.32m) x 5'10 (1.78m)

Inviting entrance with composite door to the front aspect, oak staircase leading to the first floor landing with understairs cupboard, oak flooring with underfloor heating and power points.

WC- 5'9 (1.77m) x 3'0 (0.91m)

Tiled splash back, low flush WC, sink with vanity unit and mixer tap, oak flooring with underfloor heating and extractor fan.

OFFICE- 7'6 (2.30m) x 10'3 (3.14m)

Versatile reception room with window to the front aspect and built in shutters, fitted carpets with underfloor heating and power points.

LOUNGE/DINING AREA- 22'2 (6.76m) x 12'2 (3.71m)

Spacious and neutral living/dining space with Bi-folding doors to the rear aspect leading into the garden, window to the front and side aspect flooding the room with nautral light, coving, fitted carpets with underfloor heating, TV point and power points.

KITCHEN/BREAKFAST AREA- 12'10 (3.93m) x 16'11 (5.18m)

Beautifully appointed kitchen/breakfast area with Bi-folding doors to the rear aspect with fitted blinds, inset spotlights, splash back, a range of wall and base shaker style units with breakfast island and additional storage along with wood effect laminate worktop with matching splash back, one and a half sink with drainer unit and mixer tap, integrated fridge/freezer, integrated dishwasher, built in oven and microwave at eye-level, electric hob with extractor hood, oak flooring with underfloor heating and power points.

UTILITY ROOM- 5'7 (1.72m) x 7'2 (2.19m)

Door to the side aspect leading into the garage, a range of shaker style base units work laminated worktop, sink with drainer unit, plumbing for washing machine, space for dryer, shelving, extractor fan and power points.

FIRST FLOOR LANDING- 16'2 (4.93m) x 6'0 (1.85m)

Spacious hallway with window to the front aspect, built in storage cupboard, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 11'9 (3.58m) x 10'3 (3.13m)

Well proportioned primary bedroom with window to the rear aspect and fitted shutters, built in wardrobes with sliding doors, fitted carpets, radiator, TV point and power points.

EN-SUITE- 8'8 (2.66m) x 5'11 (1.81m)

Modern and generous en-suite with window to the front aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in fully tiled shower cubicle, tiled flooring, heated towel rail, extractor fan and shaving point.

BEDROOM TWO- 9'4 (2.86m) x 11'0 (3.35m)

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

EN-SUITE- 3'8 (1.13m) x 8'11 (2.73m)

Opaque window to the side aspect, inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM THREE- 8'3 (2.54m) x 10'6 (3.21m)

Window to the front aspect and fitted shutters, built in wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'3 (2.52m) x 10'3 (3.12m)

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

BATHROOM- 5'8 (1.73m) x 7'6 (2.29m)

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

GARDEN

Boasting a beautifully landscaped East facing garden which is mainly laid to lawn with gravelled borders for easy maintenance. A generously sized patio area providing perfect space for outdoor eating and entertaining with pergola, raised decking area providing a secondary seating space and fully fenced with gated side access. There are also outside sockets.

GARAGE- 17'0 (5.19m) x 9'5 (2.88m)

Single garage with rear composite pedestrian door and flag window, electric up and over door, power and lighting.

PARKING

Block paved off street parking for three cars.

