



**Asking Price  
£315,000**

**17 Fox Close,  
Driffield, YO25 5BU**

#### 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.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# 17 Fox Close, Driffield, YO25 5BU

## DESCRIPTION

This well-presented four-bedroom detached home is situated on a modern, newly built estate and offers stylish, comfortable living throughout. 17 Fox Close is a four bedroom, two reception room property offering versatile and spacious accommodation for modern family life. The interior is tastefully finished creating a warm and welcoming atmosphere upon entering through the front door. Extended by the current owners, the property now enjoys another relaxing room benefitting from a beautiful log burning stove over looking the garden. The property is further enhanced by excellent transport links, making it as practical as it is appealing.

The property briefly comprises:- entrance hall, WC, lounge, snug, utility room, open plan kitchen/dining area, first floor landing, primary bedroom and en-suite, three additional good size bedrooms, family bathroom, rear garden detached garage with home office and off street parking.

## LOCATION

Garton is situated on the A166 and provides good access to Driffield, Malton, York and beyond. The village has a primary school, and church and is only three miles from the full range of amenities provided in the town of Driffield. Driffield is a

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL- 6'10 (2.11m) x 18'9 (5.73m)

Composite door and window to the front aspect, additional window to both sides, inset spotlights, stairs leading to the first floor landing, laminated click flooring, radiator and power points.

### LOUNGE- 10'9 (3.28m) x 17'3 (5.237)

Spacious living area with window to the front aspect, fitted carpets, radiator and power points. Double doors to the rear opening up into:

### SNUG- 13'0 (3.98m) x 11'9 (3.60m)

Fabulous snug with underfloor heating, vaulted ceiling and Bi-folding doors leading out to the garden, inset spotlights, partially panelled walls, log burning stove, laminated click flooring, TV point and power points.

### WC- 2'11 (0.89m) x 5'8 (1.75m)

Tiled splash back, sink with pedestal, low flush WC, laminated click flooring, radiator and extractor fan.

### UTILITY ROOM- 6'11 (2.12m) x 4'6 (1.37m)

Door to the rear aspect, base units with integrated washing machine, sink with drainer unit, wall mounted shelving, laminated click flooring, radiator and power points.

### OPEN PLAN KITCHEN/DINING AREA- 10'8 (3.27m) x 17'3 (5.28m)

Spacious and modern with dual aspect window to the rear and front aspect, inset spotlights, partially panelled walls, cupboard housing a gas boiler, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, built in eye-level double oven, gas hob, extractor fan, laminated click flooring, radiator and power points.

### FIRST FLOOR LANDING- 10'2 (3.12m) x 3'1 (0.96m)

Airing cupboard, fitted carpets, radiator and power points. There is also access to the loft.

### BEDROOM ONE- 14'5 (4.42m) x 9'0 (2.77m)

Double bedroom with window to the front aspect, fitted

carpets, radiator, TV point and power points.

### EN-SUITE- 6'11 (2.11m) x 5'11 (1.81m)

Opaque 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, fully tiled walk in shower, laminated click flooring, heated towel rail and shaving point.

### BEDROOM TWO- 11'1 (3.39m) x 7'9 (2.39m)

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

### BEDROOM THREE- 10'8 (3.27m) x 7'11 (2.41m)

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

### BEDROOM FOUR- 6'10 (2.10m) x 8'11 (2.74m)

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

### BATHROOM- 7'2 (2.20m) x 5'5 (1.67)

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

## GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear of the property with additional patio space benefitting from an outdoor kitchen area, small section which is laid with artificial grass and is great for a playing area, timber fencing throughout and gated side access.

## DETACHED SINGLE GARAGE

Up and over door, side pedestrian door, power and lighting. Part of the garage has been separated to create a home office.

## PARKING

Off street parking for two cars.

