

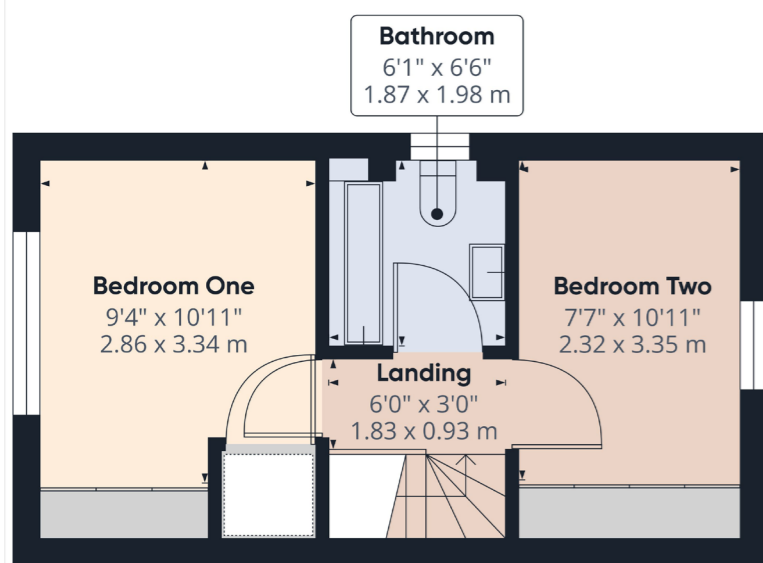
Dee Atkinson & Harrison

Approximate total area\*  
303.97 sq ft  
28.24 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE (RICS) SC standard.

DIRAFPE360



Dee Atkinson & Harrison

Approximate total area\*  
267.81 sq ft  
24.88 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE (RICS) SC standard.

DIRAFPE360



**Shared Ownership**  
**£82,500**

**9 Cottam Well Close,  
Driffield, YO25 5GB**

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	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**  
Details on request from the agent.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 2'8 (0.82m) x 3'5 (1.04m)**

Inviting entrance hall with composite door to the front aspect, tiled flooring and radiator.

**LOUNGE- 12'0 (3.67m) x 12'10 (3.92m)**

Cosy living space with window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

**KITCHEN- 7'6 (2.31m) x 12'11 (3.94m)**

Modern and stylish space with French doors to the rear aspect, understairs storage cupboard, cupboard housing the gas boiler, tiled splash back, a range of wall and base units with drawers, sink with drainer unit, integrated fridge/freezer & dishwasher, plumbing for washing machine, electric oven with gas hob and glass splash back, extractor hood, tiled flooring and power points.

**CLOAKROOM- 3'5 (1.06m) x 5'11 (1.81m)**

Opaque window to the side aspect, inset spotlights, partially tiled walls, low flush WC, sink with vanity unit, tiled flooring and radiator.

**FIRST FLOOR LANDING- 6'0 (1.83m) x 3'0 (0.93m)**

Fitted carpets, radiator and power points. There is also access to the loft.

**BEDROOM ONE- 9'4 (2.86m) x 10'11 (3.34m)**

Primary double bedroom with window to

the front aspect, built storage cupboard, fitted carpets, radiator and power points.

**BEDROOM TWO- 7'7 (2.32m) x 10'11 (3.35m)**

A secondary double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

**BATHROOM- 6'1 (1.87m) x 6'6 (1.98m)**

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, tiled bath with overhead shower attachment and glass shower screen, tiled flooring, heating towel rail and extractor fan.

**GARDEN**

North East facing garden which is mainly laid to lawn, patio area ideal for seating, a range of planted flower and shrubs, garden shed, timber fencing making it a fully secure garden and gated side access.

**PARKING**

Off street parking for two cars.

**SHARED OWNERSHIP**

The price of the property is for 50% shared ownership. The remaining 50% is owned by Heylo Housing for which a monthly rent of £246.96. There is also a lease management fee of £25.61 and buildings insurance annually at £83.76. Please ask the agent for more details.

# 9 Cottam Well Close, Driffield, YO25 5GB

**DESCRIPTION**

This property is brought to market under the shared ownership scheme allowing any potential buyer to get on the property ladder. 9 Cottam Well Close has been updated throughout to create a homely property that also benefits from open fields from the rear and beautifully presented outside space. Boasting light and airy accommodation, viewings are essential!

The property briefly comprises:- entrance hall, lounge, kitchen, cloakroom, first floor landing, two double bedrooms, family bathroom, rear garden and allocated parking for two cars.

**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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison