



4 Harrison Close, Drifffield, YO25 8FN

£250.000



**** BEAUTIFULLY PRESENTED FAMILY HOME ****

Sitting in the heart of the very popular village Brandesburton is this modern and deceptively spacious, detached family home. This is a beautiful example of an executive, key ready home with modern interiors and versatile accommodation across two floors, it is ideal for family life.

The floorplan briefly comprises; entrance hall, lounge, kitchen/diner, and WC. And to the first floor, three good sized bedrooms (master with en-suite) and family bathroom. Externally, there is parking at the front and side of the property and a spacious garden to the rear.

Call Our House to view!

EPC: B
Council Tax: D
Tenure: Freehold

Entrance Hall

Entrance door into property and spacious hallway, Window to side of property, Under stairs cupboard, Radiator, LVT flooring, Coving & Dado rail.

Cloakroom W/C

WC, Pedestal wash hand basin, Tiled splash back, LVT flooring

Lounge

17'2" x 12'0" (5.25 x 3.67)

Window to front of property, French doors into kitchen/diner, Coving to ceiling, Carpet, Radiator





Kitchen/Diner

18'11" x 11'4" (5.79 x 3.47)

French doors and patio doors into garden, Fitted wall and base units, Single drainer, Work surfaces, Built in electric hob, Built in electric oven, Tiled splash back, Coving to ceiling, Extractor fan, Radiator, LVT flooring, Integrated washing machine, Slim line dishwasher, Ceramic sink and Fridge Freezer.



First Floor Landing

Spacious landing, Spindle banister, Boarded loft access with fitted ladder, Carpet, Dado rail

Master Bedroom

12'9" x 12'0" (3.91 x 3.66)

Window to front of property, Radiator, Carpet, Fitted wardrobes

En-Suite

9'4" x 6'7" (2.86 x 2.03)

Velux window to front of property and window to side of property, WC, Pedestal wash hand basin, Step in shower, Heated towel rail, Extractor fan, Vinyl floor, Boiler in cupboard

Bedroom 2

11'4" x 9'8" (3.46 x 2.95)

Window to rear, Radiator, Carpet

Bedroom 3

11'1" x 7'6" (3.4 x 2.3)

Side window and velux window to rear of property, Radiator, Carpet

Bathroom

8'7" x 5'8" (2.62 x 1.73)

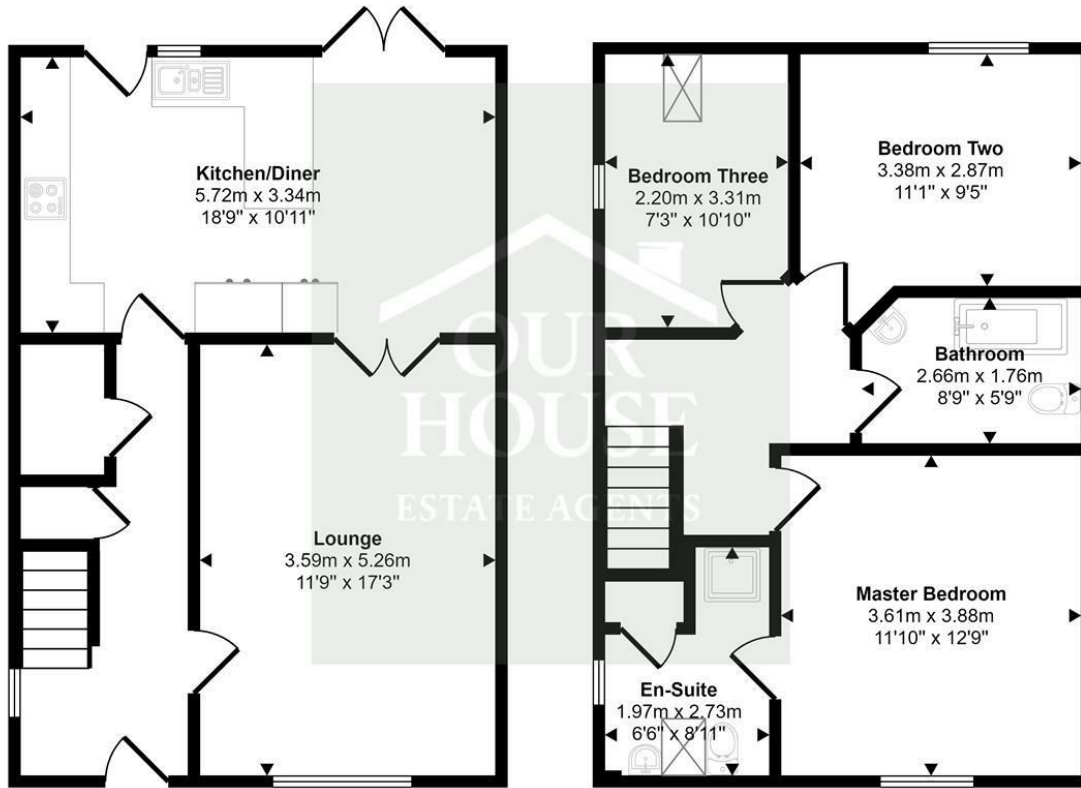
Window to side of house, W/C, Pedestal wash hand basin, Panelled bath, Heated towel rail, Extractor fan, Vinyl floor

Rear Garden

Laid mainly to lawn, Paved patio area, Rubber chippings for small play area, Fenced boundaries, Garden shed



Approx Gross Internal Area
100 sq m / 1080 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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