

**Plot 99 The Chiddingstone**  
**Driffield , YO25 5BT**  
**Asking price £299,995**



### ENTRANCE HALL

With composite door into.

### CLOAKS/ WC

With modern white suite.

### KITCHEN/DINING FAMILY ROOM

20'8 x 15'1 (6.30m x 4.60m)

A fully integrated kitchen with dishwasher, washing machine, fridge/freezer, 4 burner gas hob, extractor fan, built-in double oven at eye level. With bi-fold doors to the rear.

### UTILITY

6'4 x 5'3 (1.93m x 1.60m)

With plumbing and space for washing machine and door to side elevation.

### LIVING ROOM

17'3 x 11'1 (5.26m x 3.38m)

With TV point and window to front elevation.

### LANDING

### MASTER BEDROOM

14'10 x 10'7 (4.52m x 3.23m)

### EN SUITE

8'1 x 4'7 (2.46m x 1.40m)

With modern white suite.

### BEDROOM 2

12'9 x 11'1 (3.89m x 3.38m)

### BEDROOM 3

9'9 x 8'11 (2.97m x 2.72m)

### BEDROOM 4

9'3 x 6'10 (2.82m x 2.08m)

### HOUSE BATHROOM

6'11 x 6'3 (2.11m x 1.91m)

With modern white suite.

### OUTSIDE

With open frontage and gated access to the rear garden which is enclosed. The garden will be turfed at the rear.

### PARKING

There is parking to the side of the property.

### TENURE

We understand that the property is Freehold.

### SERVICES

All mains services are connected.

### ENERGY PERFORMANCE CERTIFICATE

TBC

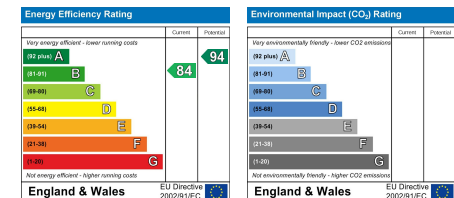
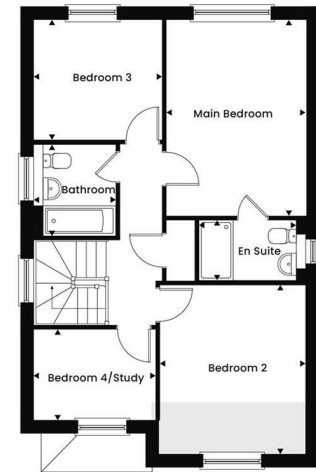
### COUNCIL TAX BAND

TBC

### NOTE

The property includes flooring throughout.

The garden will be turfed at the rear.



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