



Approximate total area⁽¹⁾
1261 ft²
117.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£335,000

20a The Horseshoe,
Driffield, YO25 6UW



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.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Spacious and inviting entrance hall with door and window to the front aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

LOUNGE- 15'0 (4.57m) x 15'9 (4.82m)

Light bright and spacious with bay window to the side aspect, coving, gas fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN- 13'1 (4.00m) x 9'11 (3.04m)

Door and window to the rear aspect, coving, tiled splash back, a range of sleek wall and base units, sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, integrated dishwasher, built in oven, electric hob, extractor hood, laminated flooring, radiator and power points.

DINING ROOM- 9'4 (2.87m) x 13'5 (4.09m)

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

BEDROOM ONE- 15'0 (4.57m) x 10'0 (3.05m)

Double bedroom with window to the rear aspect, coving, built in wardrobes and cupboard including bedside tables, fitted carpets, radiator and power points.

EN-SUITE- 5'5 (1.65m) x 10'4 (3.15m)

Opaque window to the side aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with

pedestal, bidet, walk in shower, tiled flooring, storage cupboard housing the water tank, radiator, extractor fan and shaving point.

BEDROOM TWO- 11'6 (3.52m) x 10'0 (3.05m)

Double bedroom with window to the rear aspect, coving, built in wardrobes and cupboard including bedside tables, fitted carpets, radiator and power points.

BEDROOM THREE- 10'0 (3.05m) x 8'1 (2.48m)

Currently used as a study but is a good size third bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 5'4 (1.65m) x 7'4 (2.25m)

Fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fitted carpets, radiator, extractor fan and shaving point.

GARDEN

Wrap around garden which is predominantly North-East facing which is partially laid with lawn, two patio areas, gravelled area housing a garden shed, timber fencing and gated side access to both sides.

GARAGE- 19'5 (5.94m) x 9'0 (2.75m)

Electric up and over door, rear pedestrian door, wall mounted gas boiler, power and lighting.

PARKING

Off street parking for two cars.

20a The Horseshoe, Driffield, YO25 6UW

DESCRIPTION

A beautifully presented detached bungalow, ideally situated within one of Driffield's most sought-after locations and forming part of the highly regarded 'Horseshoe' development. 20a is tucked away at the end of the quiet cul-de-sac and has been exceptionally maintained throughout over the years. Offering a well proportioned plot and spacious versatile accommodation internally, the property features multiple reception rooms and is complemented by two bathrooms and three very well proportioned bedrooms. Enjoying a private wrap around garden in a peaceful setting and just a short walk to the local town centre, we highly recommend viewings to fully appreciate everything this property has to offer.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, primary bedroom with en-suite, two additional bedroom, family bathroom, rear wrap around garden, garage and off street parking.

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.



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