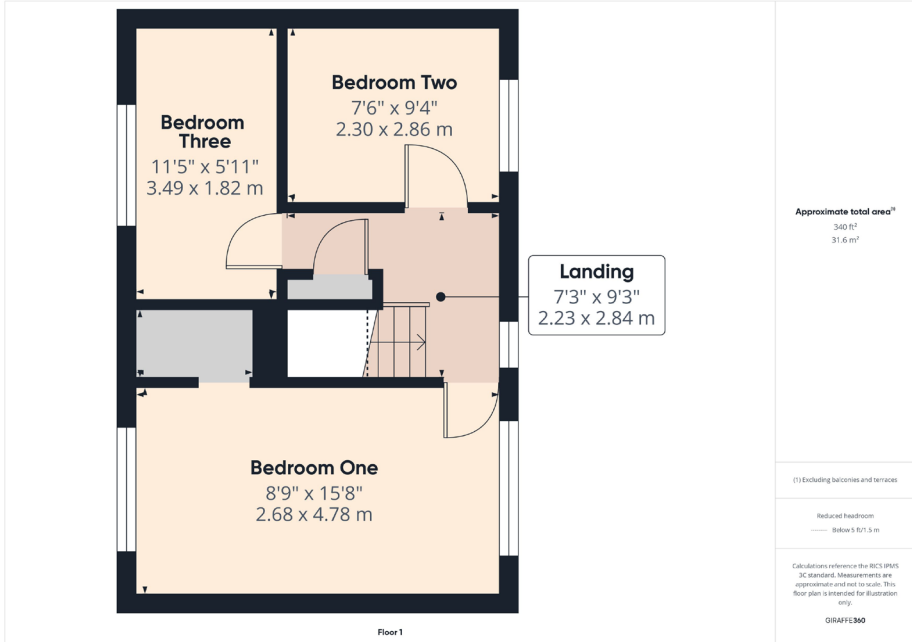
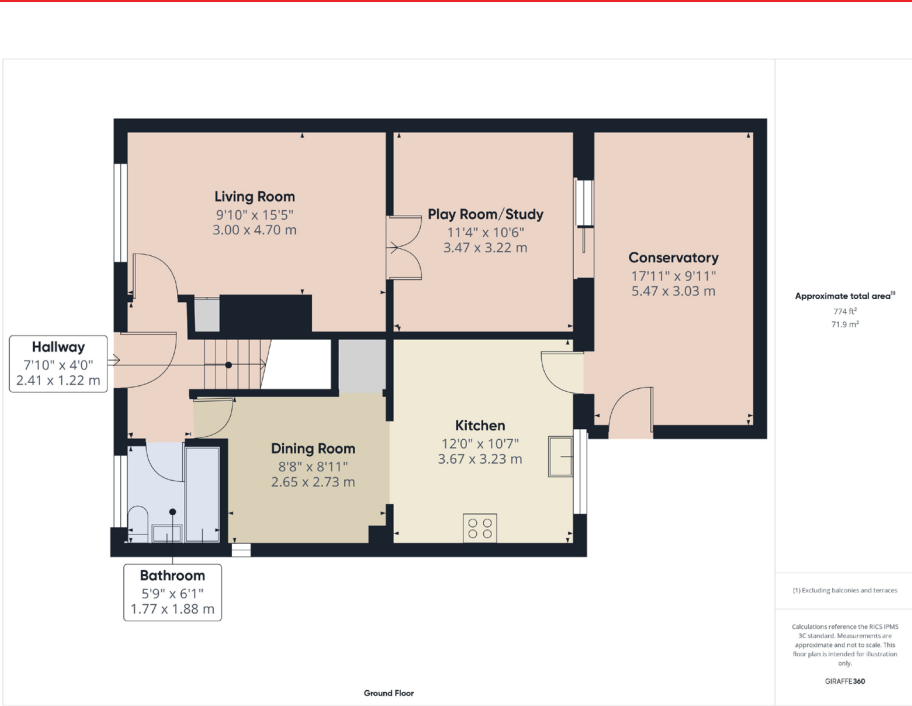




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 68 D      |
| 39-54 | E             | 48 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**SERVICES**  
Central heating is provided by an air source heat pump. The property also benefits from solar panels and is connected to mains 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 '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.



Asking Price  
**£210,000**

2 East End,  
Garton on the Wolds, YO25 3EP



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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Dee Atkinson & Harrison



## 2 East End, Garton on the Wolds, YO25 3EP

2 East End is a well presented three bedroom semi-detached home located in the quiet village of Garton. Offering stunning countryside views to the rear, the property has been well maintained and has spacious yet extremely versatile accommodation which could be changed to suit each potential buyers needs with its four reception rooms. Standing proud on a generous size plot, there is more scope to upgrade both internally and externally and we highly recommend early viewings to appreciate what the property has to offer!

The property briefly comprises:- entrance hall, lounge, play room/office, conservatory, dining room, kitchen, bathroom, first floor landing with three bedrooms, rear garden, garage 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 traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities are within easy travelling distance either by road, rail or bus.



### THE ACCOMMODATION COMPRISES:

#### ENTRANCE HALL- 7'10 (2.41m) x 4'0 (1.22m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

#### LOUNGE- 9'10 (3.00m) x 5'5 (4.70m)

Window to the front aspect, coving, partially panelled walls, fitted carpets, radiator, TV point and power points. Double doors leading to:

#### PLAY ROOM/OFFICE- 11'4 (3.47m) x 10'6 (3.22m)

Versatile reception room with sliding doors to the rear aspect, fitted carpets, radiator and power points.

#### CONSERVATORY- 17'11 (5.47m) x 9'11 (3.03m)

Door to the side aspect, power and lighting.

#### DINING ROOM- 8'8 (2.65m) x 8'11 (2.73m)

Window to the side aspect, LPG gas boiler, understairs cupboard, fitted carpets, radiator and power points.

#### KITCHEN- 12'0 (3.62m) x 10'7 (3.23m)

Door and window to the rear aspect, a range of wall and base units, one and a half sink with drainer unit, space for fridge, space for dryer, plumbing for washing machine, plumbing for dishwasher, electric oven, electric hob, laminated flooring, radiator and power points.

#### BATHROOM- 5'9 (1.77m) x 6'1 (1.88m)

Opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath

with overhead electric shower, laminated flooring, radiator and extractor fan.

#### FIRST FLOOR LANDING- 7'3 (2.23m) x 9'3 (2.84m)

Window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

#### BEDROOM ONE- 8'9 (2.68m) x 15'8 (4.78m)

Windows to both the front and rear aspect, built in storage cupboard which could be turned into an en-suite, fitted carpets, radiator and power points.

#### BEDROOM TWO- 7'6 (2.30m) x 9'4 (2.86m)

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

#### BEDROOM THREE- 11'5 (3.49m) x 5'11 (1.82m)

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

### GARDEN

North-East facing garden which is mainly laid with lawn, patio area to the rear in perfect position to enjoy the morning sun, timber garden storage shed, raised beds with planted flowers and timber fencing. To the front of the property is additional garden space which is mainly laid with lawn, decking area and planted flowers and shrubs.

### GARAGE

Single detached garage with up and over door, side car port, power and lighting.

### PARKING

Ample off street parking for two/three cars.