



Offers In Region Of £205,000

9 Bentley Close, Driffield, YO25 6BF

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 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. The property is connected to a shared septic pump.

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.



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9 Bentley Close, Drifffield, YO25 6BF

DESCRIPTION

Located a stones throw away from the town centre, 9 Bentley Close provides the perfect home for anyone looking to get onto the property ladder or just looking to downsize. Built by Marble Homes in 2022 and still benefitting from an NHBC equivalent warranty, these stylish and exclusive homes don't come on the market often!! With an extremely spacious lounge and a characterful rear garden, this property is certainly not one to be missed!! Arrange your viewing today!!

The property briefly comprises:- lounge/dining room, kitchen, utility room/WC, first floor landing with three bedrooms, family bathroom, rear garden and off street parking for two cars.

LOCATION

Drifffield 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.



THE ACCOMMODATION COMPRISES:

LOUNGE/DINING ROOM - 14'6" x 19' 4" (4.44m x 5.91m)

Well presented and spacious living space with bay window to the front aspect and window to the side aspect, stairs leading to the first floor landing, inset spotlights, fitted carpets, radiators, TV point and power points.

KITCHEN - 9'10" x 9'8" (3.01m x 2.97m)

A contemporary space with door and window to the rear aspect, inset spotlights, a range of wall, base and drawer units, laminated wood style worktop, sink with drainer unit, plumbing for a dishwasher with the option to make it integral, electric oven, gas hob, extractor fan, partially tiled splash back, vinyl flooring, radiator and power points.

UTILITY ROOM/WC - 4'2" x 9'7" (1.29m 2.94m)

A great addition with opaque window to the rear aspect, inset spotlights, a cupboard housing the combi boiler, one base unit with laminated wood style worktop, plumbing for a washing machine, low flush WC, sink with mixer tap and vanity unity, extractor fan vinyl flooring and radiator

FIRST FLOOR LANDING

With fitted carpets and power point. There is also access to the loft.

BEDROOM ONE - 14'4" x 9'0" (4.38m x 2.75m)

Bright and airy primary bedroom with windows to the front aspect, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO - 7'9" x 13'8" (2.38m x 4.17m)

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

BEDROOM THREE - 6'3" x 10'2" (1.93m x 3.12m)

Large single bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM - 7'9" x 5'1" (2.38m x 1.83m)

Family bathroom with 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, panelled bath with over head shower attachment and glass shower screen, shaver point, vinyl flooring, chrome towel radiator and extractor fan.

GARDEN

South east facing garden which is great for enjoying in the summer sun. It is mainly laid to lawn with patio area to the immediate rear providing a blank canvas for any prospective gardener. The garden also contains a piece of history featuring part of an old coal bunker wall. It is also enclosed by timber fencing and gated side access. To the front of the property is a small landscaped garden with an outside plug socket.

PARKING

Two allocated parking spaces. There is also an allocated visitors space.