



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£385,000

31 Underwood Bank,
Drifffield, YO25 5BY

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 'E'.

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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31 Underwood Bank, Drifffield, YO25 5BY

DESCRIPTION

An elegant and pristine property which is brought to the market in move in condition. 31 Underwood Bank is a newly built home offering four double bedrooms and also benefitting from a 10 year NHBC warranty. Built to a high standard by Tilia Homes, it has been further upgraded by the current vendors boasting high quality fixtures and fittings throughout creating a home that feels both contemporary and luxurious. Exceeding 1500 sq ft, the property is generously proportioned to both the ground and first floor and continuing to impress externally with a stunning, landscaped garden perfect for entertaining.

The property briefly comprises:- entrance hall, lounge, office, WC, open plan kitchen/dining/snug, utility room, first floor landing, primary bedroom with en-suite, secondary bedroom with en-suite, two additional bedroom, family bathroom, rear garden, detached single garage and off street parking.

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:

ENTRANCE HALL- 13'7 (4.16m) x 6'4 (1.95m)
Inviting entrance hall with door to the front aspect, stairs leading to the first floor landing, understairs cupboard, tiled flooring, radiator and power points.

LOUNGE- 17'6 (5.35m) x 11'9 (3.61m)
A stunning lounge which has been transformed into a cosy yet sophisticated space with window to the front aspect, coving, hand made media wall unit which has lighting and plenty of storage, fitted carpets, radiator, TV point and power points.

STUDY- 7'6 (2.30m) x 7'3 (2.23m)
Versatile reception room with window to the front aspect, fitted carpets, radiator and power points.

WC- 3'6 (1.09m) x 7'4 (2.25m)
Opaque window to the side aspect, partially panelled walls, low flush WC, wall mounted sink with mixer tap, tiled flooring, radiator and extractor fan.

OPEN PLAN KITCHEN/DINING/SNUG- 11'9 (3.61m) x 26'5 (8.05m)
The main focal point of the house is this beautifully presented open plan area with Bi-folding doors leading to the garden, window to the rear aspect, inset spotlights and wall lighting, a range of shaker style wall and base units with breakfast bar and wood effect worktop, one and a half sink with drainer unit, integrated dishwasher, integrated fridge/freezer, built in eye-level oven, gas hob, extractor hood, panelled wall in the dining area, tiled flooring, radiator, TV point and power points.

UTILITY ROOM- 6'3 (1.91m) x 7'3 (2.22m)
Opaque window to the side aspect, cupboard housing the gas boiler, a range of base units with wood effect worktops and shelving, sink with drainer unit, integrated washing machine, tiled flooring, radiator, extractor fan and power points.

FIRST FLOOR LANDING- 3'3 (1.01m) x 10'10 (3.32m)
Built in storage cupboard, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 14'1 (4.31m) x 12'1 (3.69m)
A classy and stylish primary bedroom with window to the front aspect, a range of built in wardrobes, partially panelled wall, fitted carpets, radiator and power points.

EN-SUITE- 4'8 (1.44m) x 7'1 (2.18m)
Opaque window to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, wall mounted sink with half pedestal and mixer tap, large walk in fully tiled shower, tiled flooring heated towel rail and extractor fan.

BEDROOM TWO- 11'1 (3.39m) x 11'0 (3.36m)
Another beautifully presented double bedroom with window to the rear aspect, wall panelling, fitted carpets, radiator, TV point and power points.

EN-SUITE- 7'1 (2.18m) x 3'6 (1.08m)
Opaque window to the rear aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink wall mounted sink with tiled splash back and mixer tap, fully tiled shower cubicle, tiled flooring, heated towel rail, extractor fan and shaving point.

BEDROOM THREE- 8'10 (2.71m) x 13'11 (4.25m)
Another double bedroom with window to the rear aspect, panelled wall, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 10'3 (3.15m) x 11'2 (3.42m)
Window to the front aspect, panelled wall, built in cupboard, fitted carpets, radiator and power points.

BATHROOM- 7'5 (2.28m) x 5'7 (1.72m)
Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, panelled bath with shower head attachment, tiled flooring, heated towel rail and extractor fan.

GARDEN
West facing garden which has been landscaped and presented to a beautiful standard. It has a grass area to the middle with porcelain tiled seating areas catching the sun all day long. It has been designed with practicality and elegance with it's planted flower and shrubs, timber fencing and gated side access. There is also additional portion of land behind the garden which can also be used.

GARAGE- 20'9 (6.33m) x 10'5 (3.19m)
Up and over door, side pedestrian door, power and lighting.

PARKING
Off street parking for three cars.