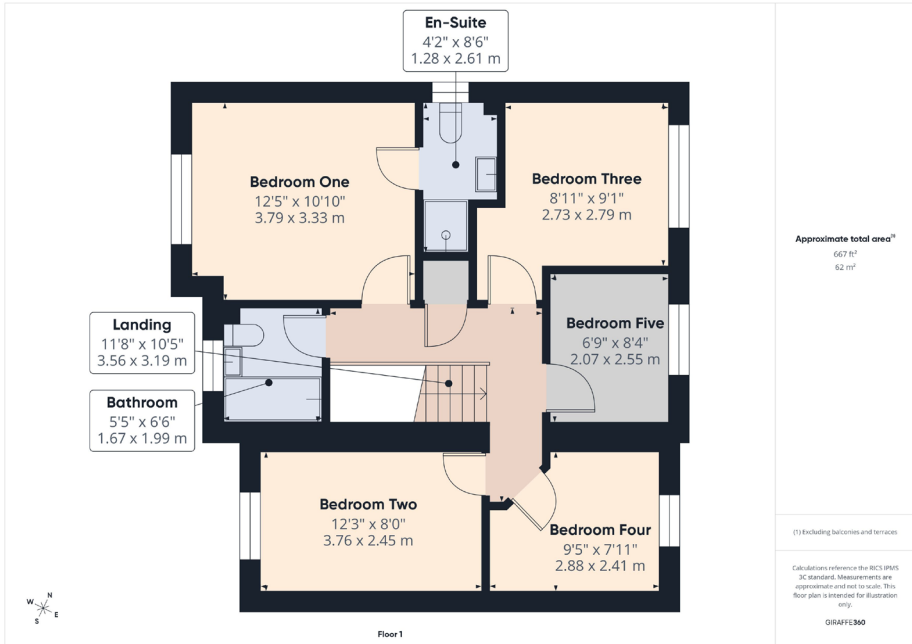
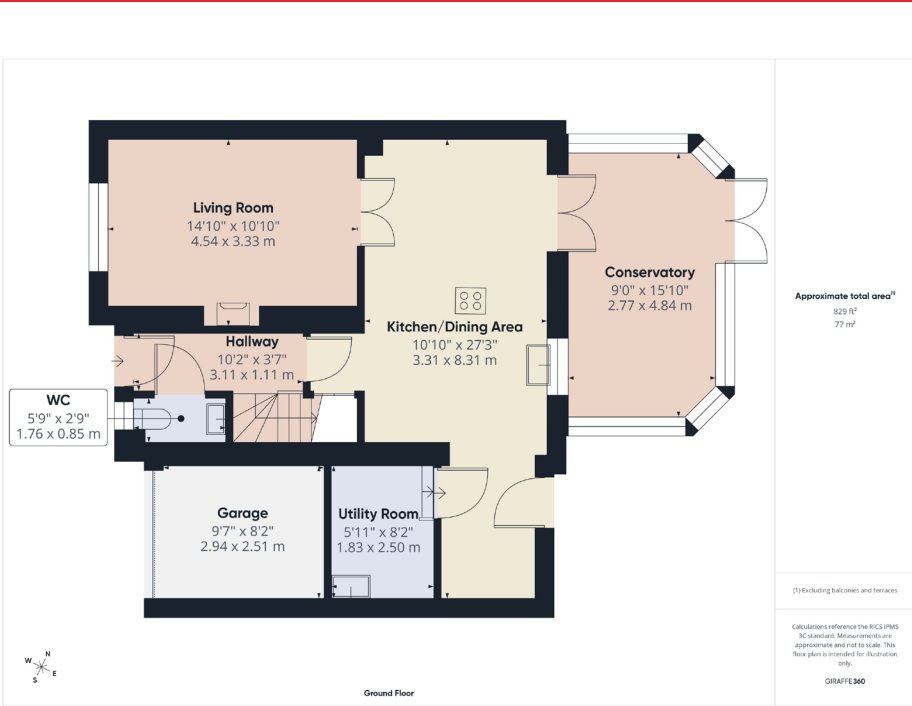




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£310,000

7 Wickham Way,
Driffield, YO25 6UU

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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Dee Atkinson & Harrison



7 Wickham Way, Drifffield, YO25 6UU

Brought to the market in impeccable condition, 7 Wickham Way is a beautifully appointed five-bedroom link-detached home that has been upgraded throughout to create a modern living space with high-quality fixtures and fittings. Situated in a highly regarded residential area, just a short walk from the town centre, the property is perfectly suited to a wide range of buyers. Flooded with natural light, the home offers a warm and welcoming atmosphere, with well-proportioned, versatile accommodation that can be adapted to suit each buyers personal lifestyle. Upstairs, there are five generously sized bedrooms, providing flexible space for family living, guests, or those working from home. The property is further enhanced by two newly fitted contemporary bathrooms, both finished to an exceptional standard. Move in read and early viewing is highly recommended! The property briefly comprises:- entrance hall, WC, open plan kitchen/dining area, utility room, lounge, conservatory, first floor landing with primary bedroom and en-suite, four additional bedrooms, family bathroom, rear garden, 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- 10'2 (3.11m) x 3'7 (1.11m)

Composite door to the front aspect, coving, stairs leading to the first floor landing, solid wood flooring, radiator and power points.

WC

Opaque window to the front aspect, inset spotlights, partially tiled walls, low flush WC, sink with vanity unit and mixer tap, heated towel rail and solid wood flooring.

OPEN PLAN KITCHEN/DINING AREA- 10'10 (3.31m) x 27'3 (8.31m)

Newly fitted, modern and sleek kitchen/diner with back door, French doors and window to the rear aspect, inset spotlights, coving, understairs cupboard, a range of wall and base units with breakfast bar, one and a half inset sink, integrated fridge/freezer and dishwasher, integrated pull out bins, wine fridge, built in eye-level double oven, electric hob, extractor fan, solid wood flooring, radiator and power points.

UTILITY ROOM- 5'11 (1.83m) x 8'2 (2.50m)

Base units with worktop, inset sink and mixer tap, plumbing for washing machine and space for dryer, vinyl flooring, radiator and power points.

LOUNGE- 14'10 (4.54m) x 10'0 (3.05m)

A spacious yet cosy living area with window to the front aspect, coving, electric log burning stove with tiled surround and mantle piece, fitted carpets, radiator, TV point and power points.

CONSERVATORY- 9'0 (2.77m) x 15'10 (4.84m)

French doors to the rear aspect, windows to all three sides, laminated flooring, radiator and power points.

FIRST FLOOR LANDING

Coving, built in storage cupboard housing the water tank, fitted carpets, radiator and power point. There is also access to the loft with pull down loft ladder.

BEDROOM ONE- 12'5 (3.79m) x 8'10 (2.71m)

Primary bedroom with window to the front

aspect, coving, built in wardrobes with mirrored sliding doors, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'2 (1.28m) x 8'6 (2.61m)

Opaque window to the side aspect, inset spotlights three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and tiled splash back, fully tiled shower cubicle, laminated flooring, heated towel rail, extractor fan and shaving point.

BEDROOM TWO- 12'3 (3.76m) x 8'0 (2.45m)

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

BEDROOM THREE- 8'11 (2.73m) x 9'1 (2.79m)

Another double bedroom with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 9'5 (2.88m) x 7'11 (2.41m)

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

BEDROOM FIVE- 6'9 (2.07m) x 8'4 (2.55m)

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

BATHROOM- 5'5 (1.67m) x 6'6 (1.99m)

Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, vanity unit with mixer tap, 'P' shaped bath with over head shower and shower attachment, vinyl flooring, heated towel rail and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, patio area, gravelled area to the immediate rear round the property, timber fencing ensuring a fully enclosed garden and gated side access.

GARAGE - 9'7 (2.94m) x 8'2 (2.51m)

Up and over door, power and lighting.

PARKING

Off street parking for two cars.