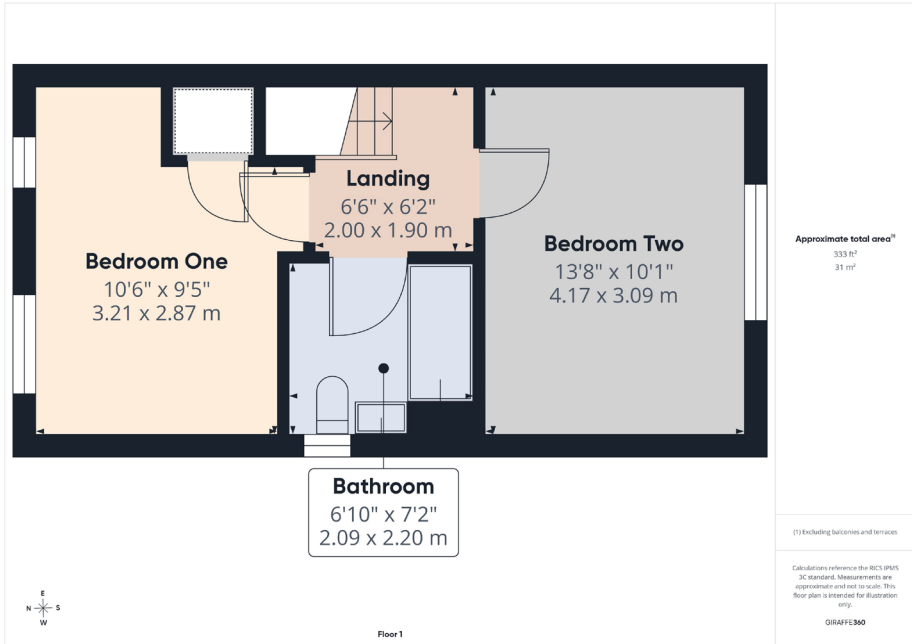
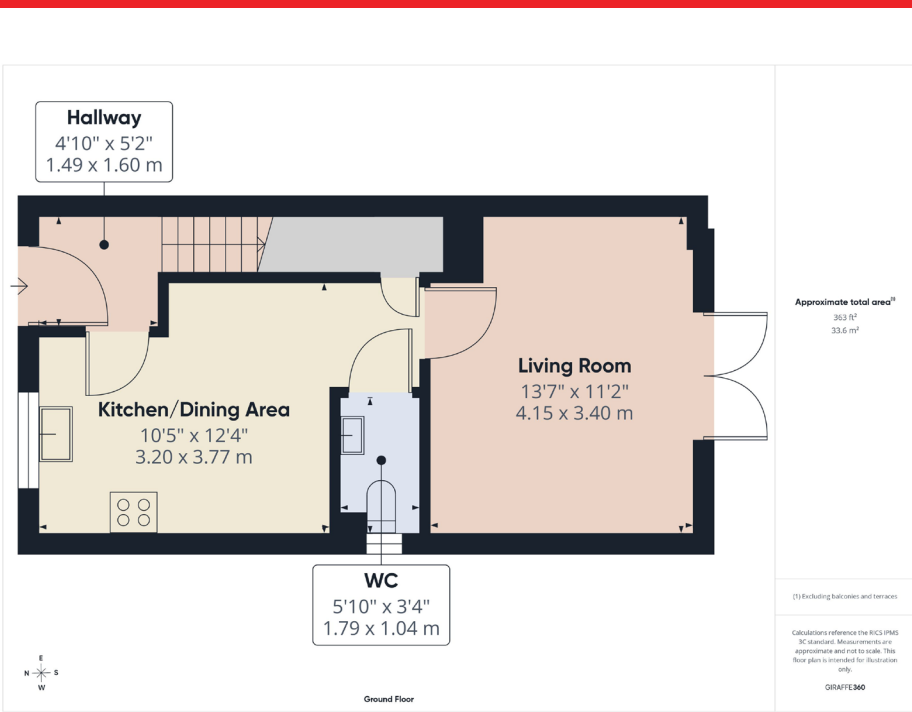
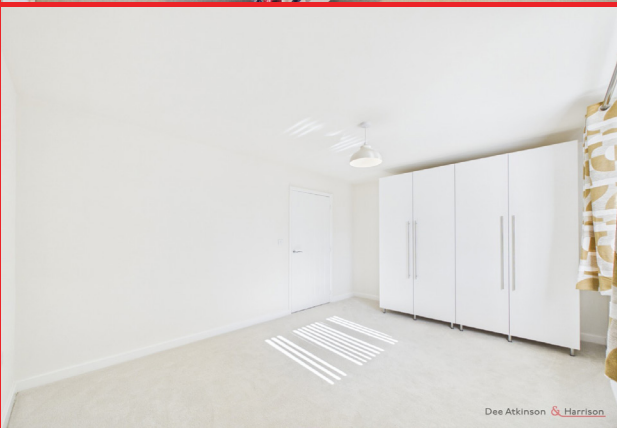




Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price
£184,995

9 Blakeston Place,
Drifffield, YO25 5QS

SERVICES
Air source heat pump for the heating. Understood to all be 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.



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Dee Atkinson & Harrison



9 Blakeston Place, Drifffield, YO25 5QS

A beautifully presented, two double bedroom, semi-detached home on a brand-new development offering modern and deceptively spacious accommodation. 9 Blakeston Place is a comfortable home providing move in ready and is well proportioned making it an ideal choice for first time buyers or those looking to downsize and enjoy a lock up and go property. Externally, its South facing garden is a fantastic space to enjoy entertaining or relaxing and enjoying the sunshine. It's a fantastic opportunity to purchase an energy efficient home with easy access to the coast and the local town centre.

The property briefly comprises:- entrance hall, open plan kitchen/dining area, WC, lounge, first floor landing, two double bedrooms, family bathroom, rear garden 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- 4'10 (1.49m) x 5'2 (1.60m)

Door to the front aspect, stairs leading to the first floor landing, herringbone LVT click flooring, radiator and power points.

KITCHEN/DINING AREA- 10'5 (3.20m) x 12'4 (3.77m)

Window to the front aspect, understairs storage cupboard, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, integrated washing machine, oven with electric hob and glass splash back, extractor hood, herringbone LVT click flooring, radiator and power points.

WC- 5'10 (1.79m) x 3'4 (1.04m)

Opaque window to the side aspect, tiled splash back, low flush WC, sink with pedestal and mixer tap, herringbone LVT click flooring, radiator and extractor fan.

LOUNGE- 13'7 (4.15m) x 11'2 (3.40m)

French doors to the rear aspect, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'6 (2.00m) x 6'2 (1.90m)

Fitted carpets and radiator. There is also access to the loft.

BEDROOM ONE- 10'6 (3.21m) x 9'5 (2.87m)

Double bedroom with windows to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 13'8 (4.17m) x 10'1 (3.09m)

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

BATHROOM- 6'10 (2.09m) x 7'2 (2.20m)

Opaque window to the side aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, panelled bath with over head shower and shower screen, vinyl flooring, radiator and extractor fan.

GARDEN

South facing partially walled and fenced garden which is laid with lawn, patio area to the immediate rear, garden shed and side gated access.

PARKING

Off street parking for two cars with EV charger.