

Approximate total area\*  
365 sq ft  
33.6 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BCS:PM5  
"30 Standard" Measurements and are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DRAPFE360



Approximate total area\*  
488 sq ft  
45.3 m<sup>2</sup>

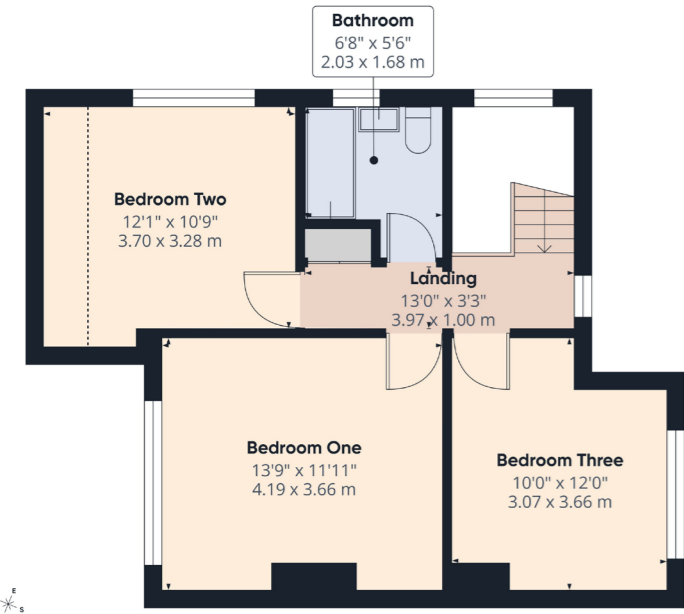
Reduced bedroom  
24 sq ft  
2.2 m<sup>2</sup>

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**Guide Price**  
**£270,000**

**25 Hillside Way,**  
**West Lutton, YO17 8TE**

**SERVICES**

Oil fired central heating. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 11'4 (3.46m) x 4'0 (1.22m)**  
 Door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, tiled flooring, radiator and power points.

**SHOWER ROOM- 5'0 (1.53m) x 6'4 (1.94m)**  
 Coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal and mixer tap, shower cubicle with electric shower, tiled flooring, electric heated towel rail and extractor fan.

**OPEN PLAN LOUNGE/DINING AREA- 13'10 (4.23m) x 12'0 (3.68m)/10'1 (3.08m) x 12'0 (3.66m)**  
 Light and bright area which is beautifully presented with French doors to the rear aspect, window to the front aspect, log burning stove with stone hearth and mantel piece, fitted carpets, radiator, TV point and power points.

**KITCHEN- 13'10 (4.24m) x 10'9 (3.29m)**  
 Country cottage kitchen/breakfast area with door and window to the rear aspect, additional window to the side aspect, coving, tiled splash back, a range of solid wood wall and base units with wooden worktop, sink with drainer unit, space for fridge/freezer, integrated dishwasher, electric Aga with extractor hood, tiled flooring, radiator and power points.

**FIRST FLOOR LANDING**  
 Window to the front aspect, coving, built in storage cupboard, fitted carpets and power points. There is also access to the loft.

**BEDROOM ONE- 13'9 (4.19m) x 11'11 (3.66m)**

Double primary bedroom with window to the rear aspect, coving, built in wardrobes with sliding mirrored doors, fitted carpets, radiator and power points.

**BEDROOM TWO- 12'1 (3.70m) x 10'9 (3.28m)**  
 A secondary double bedroom with window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

**BEDROOM THREE- 10'0 (3.07m) x 12'0 (3.66m)**  
 Another double bedroom with window to the side aspect, coving, fitted carpets, radiator and power points.

**BATHROOM- 6'8 (2.03m) x 5'6 (1.68m)**  
 Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal, bath with overhead shower attachment and glass shower screen, vinyl flooring and heated towel rail.

**GARDEN**  
 North-West facing garden which has been beautifully maintained and is mainly laid with lawn, patio and gravelled area to the immediate rear, greenhouse and storage shed, planted flowers, trees and shrubs, hedging with additional portion of garden behind with summerhouse and timber fencing and gated side access.

**GARAGE- 17'9 (5.43m) x 9'6 (2.91m)**  
 Single detached garage with up and over door, side pedestrian door, plumbing for washing machine and space for additional white good, power and lighting.

**PARKING**  
 Ample off street parking for multiple cars.

# 25 Hillside Way, West Luton, YO17 8TE

**DESCRIPTION**

A beautifully presented three-bedroom semi-detached home offering stunning countryside views from every aspect, combining charming country cottage character with generous modern living throughout. 25 Hillside Way occupies an impressive plot, benefitting from a beautifully landscaped rear garden as well as an additional garden to the front, creating an idyllic outdoor setting in a quaint and charming village. Internally, the property boasts a warm and inviting open-plan living and dining area, complete with a cosy log-burning stove which is a great focal point and enhances the cottage-style feel. Along with this, the upstairs also boasts three fantastic sized bedrooms, a rarity to find, with a stylish and modern family bathroom. Early viewing is highly recommended to fully appreciate the location, views, and character this exceptional property has to offer.

The property briefly comprises:- entrance hall, shower room, open plan living/dining area, kitchen, first floor landing with three double bedrooms, family bathroom, rear garden, detached single garage and ample off street parking.

**LOCATION**

West Luton is a picturesque village in North Yorkshire with rolling countryside views from all aspects. The village enjoys a local church and village hall. The town of Driffild lies 7 miles to the south and provides a range of services including supermarkets, petrol stations, a variety of shops, restaurants, primary and secondary schools and leisure facilities. The market town of Malton lies 14 miles north west and is known as Yorkshires Food Capital.



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