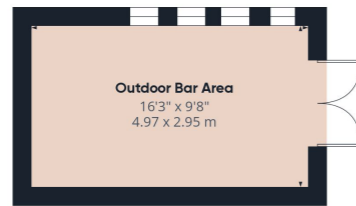


Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
698.89 ft<sup>2</sup>  
64.93 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Dee Atkinson & Harrison

Offers Over  
170,000

20 Greenlands,  
Driffield, YO25 5HY



**SERVICES**

Electric wall mounted heaters, 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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**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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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

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**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL- 10'3 (3.14m) x 5'3 (1.62m)**

Light and bright entrance with door to the side aspect, coving, built in storage cupboard with shelving, wall mounted electric radiator, Karndean flooring and power points.

**KITCHEN- 9'2 (2.80m) x 7'4 (2.24m)**

Window to the rear aspect, fully tiled walls, a range of wall and base units, sink with drainer unit, space for american style fridge/freezer, plumbing for washing machine, electric oven and hob, extractor hood, Karndean flooring and power points.

**LIVING/DINING AREA- 19'1 (5.83m) x 9'8 (2.96m)**

A stylish and cosy living space which has been extended to the rear with door and window to the rear aspect, coving, brance new log burning stove, wall mounted electric radiator, Karndean flooring, TV point and power points.

**BEDROOM ONE- 11'0 (3.37m) x 9'6 (2.91m)**

Double bedroom with window to the front aspect, coving, built in wardrobes, Karndean flooring and power points.

**BEDROOM TWO- 7'8 (2.35m) x 8'5 (2.58m)**

Double bedroom with window to the front aspect, coving, Karndean flooring and power points.

**SHOWER ROOM- 6'5 (1.96m) x 5'5 (1.67m)**

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower and Karndean flooring.

**GARDEN**

Easily maintainable south facing garden with decking area, patio area to the immediate rear, pebbles and gated side access.

**OUTDOOR BAR AREA- 16'3 (4.97m) x 9'8 (2.95m)**

Fantastic addition to the property which is a fully functioning indoor/outdoor entertaining space. There are French doors to the side aspect along with additional door to the front with windows allowing the natural light to shine through. It also benefits from power and lighting with a bar also. There is a secondary part which is ideal for storage and houses white goods, power and lighting.

**PARKING**

Off street parking for two/three cars.

# 20 Greenlands, Driffield, YO25 5HY

Brought to the market in immaculate condition, 20 Greenlands has undergone a renovation to transform it into a modern and contemporary property. Move in ready, the current vendors have tastefully decorated throughout and laid stunning Karndean flooring which has really added the perfect touch. Boasting two double bedrooms and a cosy living area, the outside bar is certainly the focal point of the property, offering a great space for entertaining.

The property briefly comprises:- entrance hall, kitchen, lounge, two double bedrooms, shower room, rear garden, additional outdoor workshop and off street parking.

**LOCATION**

Driffield 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.

