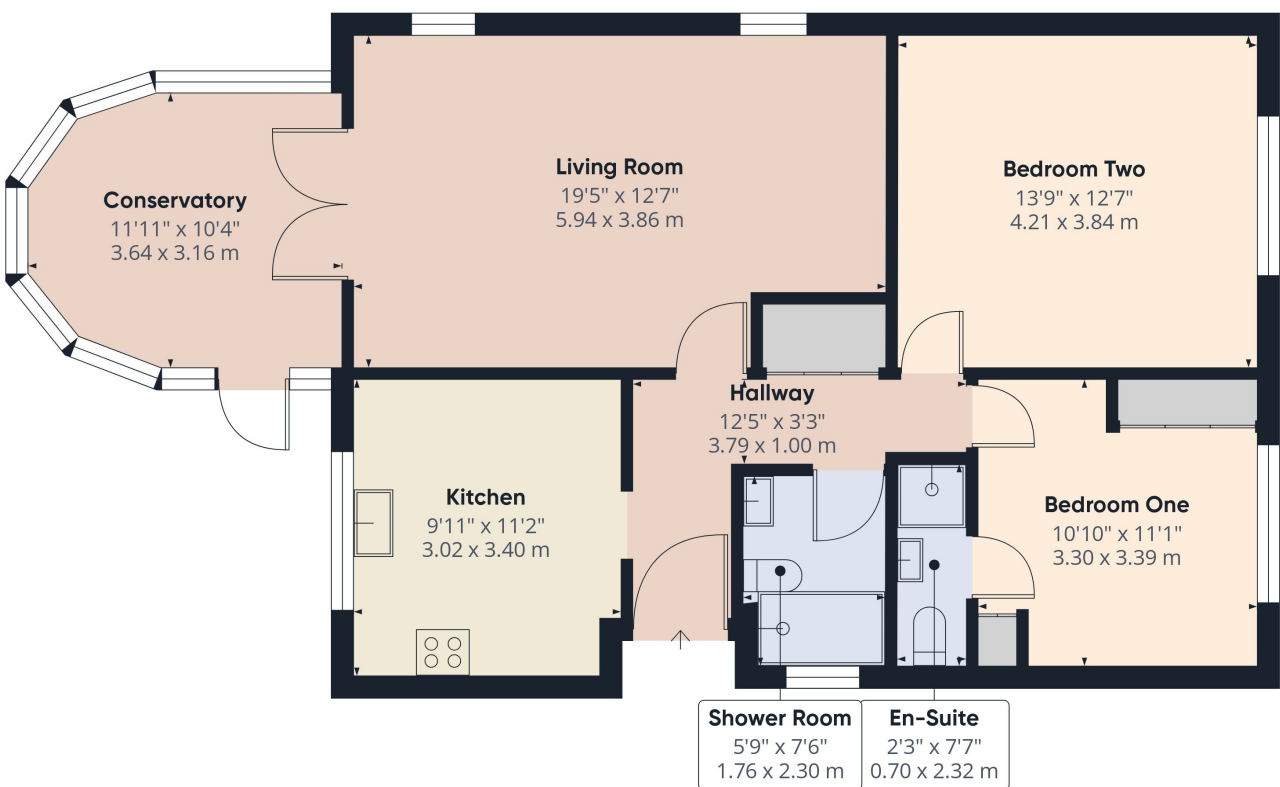




Approximate total area⁽¹⁾
883 ft²
82.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£300,000

35 Kings Meadow,
Drifffield, YO25 5FB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

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 'C'.

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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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.

Dee Atkinson & Harrison



35 Kings Meadow, Driffield, YO25 5FB

Rarely do detached bungalows of this calibre and plot size come to the market! 35 Kings Meadow occupies a secluded position at the head of a quiet cul-se-sac. The property offers two superb double bedrooms with two reception rooms offering versatile accommodation throughout. It has been beautifully maintained and cared for by the current vendor who has been here for over 30 years and allows any potential buyer to make it their own. Its major stand out feature is undoubtedly, the exceptional, wrap-around garden which is beautifully well established with stunning flowers and shrubs creating a peaceful garden setting. Set within a highly desirable and tucked-away location, this impressive bungalow delivers the perfect combination of space and seclusion and does not disappoint.

The property briefly comprises:- entrance hall, kitchen, lounge/dining area, conservatory, two double bedrooms one with en-suite, shower room, large wrap around garden, detached garage 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.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 12'5 (3.79m) x 3'3 (1.00m)
Welcoming entrance with door to the side aspect, coving and dado rail, built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

KITCHEN- 9'11 (3.02m) x 11'2 (3.40m)
Stylish kitchen with window to the rear aspect, tiled splash back, a range of sleek, modern wall and base units, pull out spice racks, one and a half sink with drainer unit, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, space for integrated eye-level oven, gas hob, extractor hood, fitted carpets, radiator and power points.

OPEN PLAN LOUNGE/DINING AREA- 19'5 (5.94m) x 12'7 (3.86m)
French doors to the rear aspect leading into the conservatory, additional windows to the side aspect, coving, dado rail, gas fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

CONSERVATORY- 11'11 (3.64m) x 10'4 (3.16m)
Door to the side aspect windows to all three sides, fitted carpets, wall mounted electric heater and power points.

BEDROOM ONE- 10'10 (3.30m) x 11'1 (3.39m)
Double bedroom with window to the front aspect with built in shutters, built in wardrobes with sliding doors and additional cupboard space and bed side tables, fitted carpets, radiator, TV point and power points.

EN-SUITE- 2'3 (0.70m) x 7'7 (2.32m)
Splash back, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 13'9 (4.21m) x 12'7 (3.84m)
Another good size double bedroom with window to the front aspect with built in shutters, picture rail, built in wardrobes, cupboards and dressing table, fitted carpets, radiator and power points.

SHOWER ROOM- 5'9 (1.76m) x 7'6 (2.30m)
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and wall mounted mirror, large walk in shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN
A beautifully presented South-West facing garden which has been landscaped to create a beautiful outdoor space. It has an immediate patio area from both sides and has a nicely sized portion of grass which is surrounded by shrubs, flowers and established trees. There is a wooden seating area along with a wooden garden gazebo, timber fencing and gated side access.

GARAGE
Electric roller door, side pedestrian door and window, power and lighting. There is also an outside tap.

PARKING
Off street parking for two cars.

