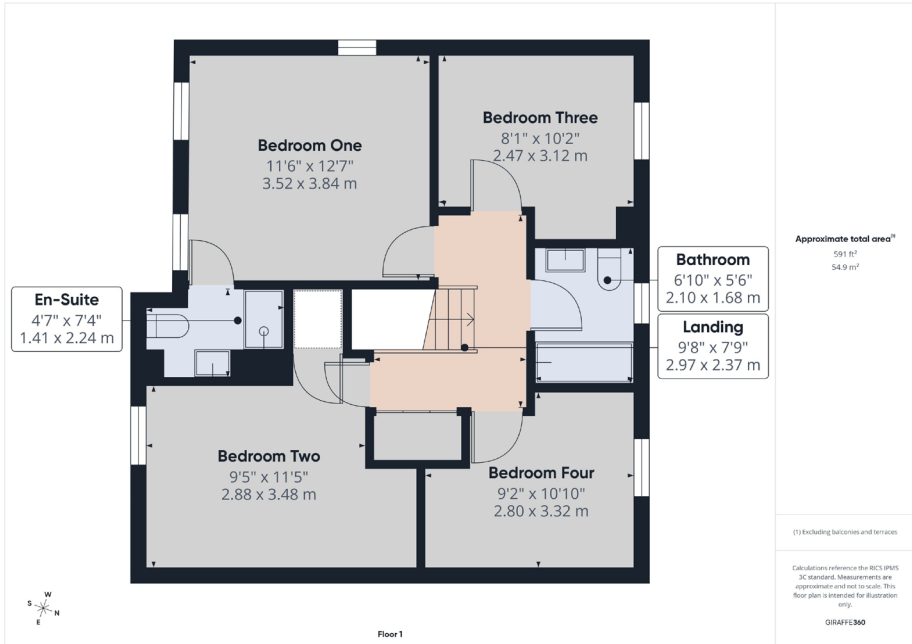
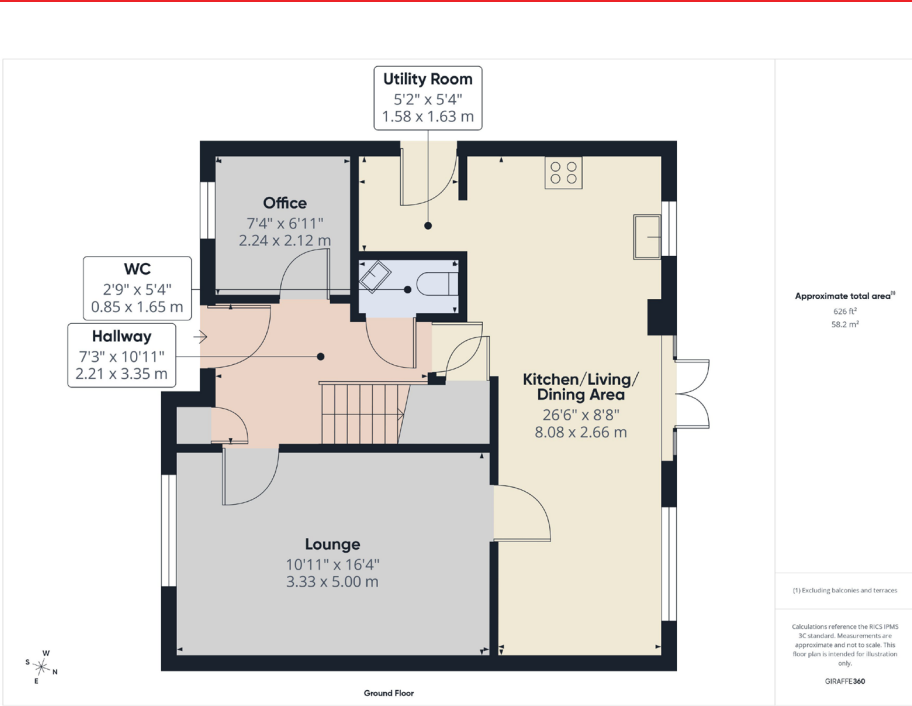




Asking Price
£300,000

8 Wiles Close,
Drifffield, YO25 5FY

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 'E'.

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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:
ENTRANCE HALL- 7'3 (2.21m) x 10'11 (3.35m)
Door to the front aspect, built in storage cupboard, stairs leading to the first floor landing, LVT flooring, radiator and power points.

WC
Tiled splash back, low flush WC, sink with pedestal and mixer tap, vinyl flooring, radiator and extractor fan.

OFFICE/PLAY ROOM- 7'4 (2.24m) x 6'11 (2.12m)
Window to the front aspect, fitted carpets, radiator and power points.

LOUNGE- 10'11 (3.33m)
Window to the front aspect, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING/LIVING AREA- 26'6 (8.08m) x 8'8 (2.66m)
A large open plan kitchen/dining area with French doors to the rear aspect, additional windows to the rear aspect, inset spotlights, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, oven with gas hob, splash back and extractor hood, LVT flooring, built in storage cupboard, radiator, TV point and power points.

UTILITY ROOM- 5'2 (1.58m) x 5'4 (1.63m)
Door to the side aspect, cupboard housing the wall mounted boiler, a range of wall and base units, space for dryer, plumbing for washing machine, LVT flooring, radiator, extractor fan and power points.

FIRST FLOOR LANDING
Fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 11'6 (3.52m) x 12'7 (3.84m)

Double bedroom with window to the front and side aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'7 (1.41m) x 7'4 (2.24m)
Fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, walk in shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 9'5 (2.88m) x 11'5 (3.48m)
Another double bedroom with window to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 8'1 (2.47m) x 10'2 (3.12m)
Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'2 (2.80m) x 10'10 (3.32m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'10 (2.10m) x 5'6 (1.68m)
Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, radiator and extractor fan.

GARDEN
North facing garden which is mainly laid with lawn, patio area to the immediate rear of the property, timber fencing and gated side access.

GARAGE
Up and over door, power and lighting.

PARKING
Off street parking for two/three cars. There is also an EV charging point.

8 Wiles Close, Driffield, YO25 5FY

8 Wiles Close is a four bedroom detached property built by Barratt Homes in 2020 in a popular location just on the outskirts of Driffield. The 'Radleigh', is one of the very few styles that have been constructed and is a perfect family home. Offered to the market with no onward chain, the property boasts versatile and flexible space throughout whilst offering a blank canvas for any buyer to make it their own.

The property briefly comprises:- entrance hall, WC, office/play room, lounge, large kitchen/diner with utility space, first floor landing with four bedrooms, one with en-suite and family bathroom. Garden to the rear, 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.

