



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Guide Price**  
**£250,000**

**6 Appleton Mews,  
Drifffield, YO25 6BE**

**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 '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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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 6'3 (1.91m) x 10'7 (3.23m)**  
Composite door to the front aspect with vaulted ceiling and velux, stairs leading to the first floor landing, understairs cupboard, laminated click flooring, radiator and power points.

**WC- 6'2 (1.89m) x 3'3 (1.00m)**  
Tiled splash back, low flush WC, sink with pedestal and mixer tap, laminated click flooring, radiator and extractor fan.

**KITCHEN/DINING AREA- 11'1 (3.39m) x 14'4 (4.37m)**  
Modern and stylish open plan area with window to the front aspect, inset spotlights, cupboard housing the gas combi-boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit and mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, oven with electric hob and extractor hood, laminated click flooring, radiator and power points.

**LOUNGE- 17'9 (5.42m) x 10'6 (3.20m)**  
Well proportioned living area with stunning Bi-Folding doors to the rear leading out to the garden, inset spotlights, laminated click flooring, radiator, TV point and power points.

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

**BEDROOM ONE- 14'5 (4.41m) x 12'0 (3.66m)**  
Double primary bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 10'10 (3.31m) x 8'11 (2.73m)**  
Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 6'5 (1.96m) x 8'10 (2.70m)**  
Window to the rear aspect, fitted carpets, radiator and power points.

**BATHROOM- 6'7 (2.03m) x 6'3 (1.91m)**  
Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower attachment and glass shower screen, laminated click flooring, heated towel rail and extractor fan.

**GARDEN**  
East facing garden with large patio area to the immediate rear of the property, two other patio areas to the top of the garden, it is also laid with artificial grass, large storage shed, planted shrub borders, timber fencing and gated side access.

**OUTBUILDING- 19'2 (5.87m) x 14'3 (4.37m)**  
Large outbuilding in the garden which is a fantastic space for a work from home office, bar area, entertaining or summerhouse. The outbuilding benefits from French doors and window to the front aspect, space for white goods, vinyl flooring, wall mounted lights and power points.

**PARKING**  
Two allocated parking spaces.

# 6 Appleton Mews, Driffield, YO25 6BE

**DESCRIPTION**  
Situated within an exclusive and peaceful cul-de-sac development, 6 Appleton Mews is a stylish and modern three-bedroom home ideally located close to the town centre. Built in 2019 by the highly regarded A&S Homes, the property offers a spacious open-plan layout perfectly suited to contemporary living. One of the home's standout features is the warm and welcoming atmosphere it provides from the moment you step through the door, complemented by a well-presented, low-maintenance garden — an ideal space for both relaxing and entertaining. Occupying a generous plot, this home must be viewed to be fully appreciated.  
The property briefly comprises:- entrance hall, WC, open plan kitchen/dining area, lounge, first floor landing with three bedrooms, bathroom, rear garden, large outbuilding and two allocated parking spaces.

**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.



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