



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 'D'.

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.



Asking Price
£292,500

8 Sylvan Mead,
Drifffield, YO25 5FF



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

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8 Sylvan Mead, Drifffield, YO25 5FF

An opportunity to purchase a very well maintained detached home in a popular location. 8 Sylvan Mead is a three bedroom, two bathroom, versatile property which is offered to the market with no onward chain. Tucked away on a quiet cul-de-sac close to the local town centre, the property boasts a very well proportioned plot size and ample off street parking to the front. Its a great home for a variety of potential buyers and those looking to downsize without compromising on space.

The property briefly comprises:- entrance hall, WC, kitchen, utility room, lounge, dining room, first floor landing, primary bedroom and en-suite, two additional double bedrooms, large family bathroom, rear garden, integral garage and off street parking.

LOCATION

Drifffield 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- 3'11 (1.20m) x 24'8 (7.54m)

Door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 2'9 (0.84m) x 5'9 (1.78m)

Tiled splash back, low flush WC, sink with pedestal, fitted carpets and radiator.

KITCHEN- 7'7 (2.32m) x 18'6 (5.64m)

Window to the front and side aspect, a range of wall and base units, sink with drainer unit, integrated dishwasher, integrated fridge/freezer, built in eye-level oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 7'5 (2.28m) x 5'10 (1.79m)

Door to the side aspect, cupboard housing the gas boiler, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, vinyl flooring, radiator, power points and extractor fan.

LOUNGE- 12'11 (3.94m) x 17'0 (5.19m)

French doors and window to the rear aspect, coving, gas fireplace with hearth, surround and mantel piece, fitted carpets, radiator, TV point and power points.

DINING ROOM- 11'0 (3.36m) x 9'3 (2.83m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

FIRST FLOOR LANDING- 12'6 (3.83m) x 3'6 (1.09m)

Built in cupboard, fitted carpets and radiator.

BEDROOM ONE- 13'2 (4.03m) x 15'2 (4.65m)

Double bedroom with window to the rear

aspect, access to the eaves, built in wardrobes, fitted carpets, radiator and power points.

EN-SUITE- 5'11 (1.82m) x 6'8 (2.05m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 10'9 (3.29m) x 15'2 (4.63m)

Another double bedroom with window to the rear aspect, access to the eaves, a matching set of wardrobes, drawers and bed side cabinets, fitted carpets, radiator and power points.

BEDROOM THREE- 11'0 (3.36m) x 11'3 (3.44m)

Window to the front aspect, access to the eaves, fitted carpets, radiator and power points.

BATHROOM- 9'6 (2.90m) x 11'4 (3.47m)

Spacious and well presented family bathroom with window to the front aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fully tiled shower cubicle, vinyl flooring, radiator and extractor fan.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, timber summer house, timber garden shed, planted trees, flower and shrubs with gated side access.

GARAGE- 8'10 (2.70m) x 16'7 (5.06m)

Integral garage with up and over door, rear pedestrian door, power and lighting.

PARKING

Car port for one car with additional off street parking for two cars.