



Guide Price
£295,000

**Fawn House, 5 Bridge Lane,
Driffield, YO25 6LP**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 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 '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.



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DESCRIPTION

An exceptional detached property of rare charm, this quaint yet elegant home enjoys a highly desirable position within walking distance of the local town centre. Fawn House, 5 Bridge Lane, is set within a beautifully enclosed and private wrap around garden offering a sense of privacy and seclusion. Stepping inside, this home boasts generous and versatile accommodation throughout extending across multiple reception rooms to the ground floor, all enjoying period and characteristic features. The first floor also benefits from four bedrooms providing a comfortable space to use and suit each buyers needs. This distinguished home represents an opportunity for those looking to acquire a individual home with potential and history. We highly recommend viewings to fully appreciate just what this home has to offer.

The property briefly comprises:- entrance hall, open plan lounge/dining area, hallway leading into a snug, kitchen, utility room, shower room, first floor landing with four bedrooms and family bathroom, wrap around garden and parking space.

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

Door to the front aspect, windows to both side aspects, exposed beams, built in understairs storage cupboard, tiled flooring and power points.

LOUNGE/DINING AREA- 11'9 (3.60m) x 22'7 (6.90m)

Beautifully presented and spacious open plan lounge/diner with door to the rear aspect, windows to the front and rear, coving, open fireplace with surround and hearth, solid wood flooring, radiator, TV point and power points.

HALLWAY

Window to the rear aspect, exposed beams, stairs leading to the first floor landing, fitted carpets and power points.

SNUG- 11'5 (3.50m) x 13'7 (4.15m)

Cosy snug with sliding door to the rear aspect, exposed beams, exposed brick feature wall with log burning stove and stone hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 12'8 (3.87m) x 8'4 (2.56m)/ 5'11 (1.83m) x 8'2 (2.49m)

Windows to the front aspect, inset spotlights, gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, Rangemaster style oven with five ring hob and extractor hood, tiled flooring and power points.

UTILITY ROOM- 6'8 (2.03m) x 7'2 (2.20m)

Door to the side aspect, window to the rear, worktop, space for fridge/freezer, plumbing for washing machine, space for additional white goods, tiled flooring, radiator and power points.

SHOWER ROOM- 3'8 (1.12m) x 5'8 (1.78m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:-

low flush WC, wall mounted sink, shower cubicle and tiled flooring.

FIRST FLOOR LANDING

Exposed beams and fitted carpets.

BEDROOM ONE- 10'7 (3.25m) x 13'5 (4.10m)

Double bedroom with window to the rear aspect, coving, cast iron feature fireplace, fitted carpets, radiator and power points.

BEDROOM TWO- 10'8 (3.26m) x 13'7 (4.16m)

Another double bedroom with window to the rear aspect, coving, built incupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 11'3 (3.45m) x 8'4 (2.54m)

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

BEDROOM FOUR- 8'9 (2.68m) x 5'1 (1.56m)

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

BATHROOM- 7'11 (2.42m) x 8'5 (2.59m)

Opaque window to the front aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with shower attachment, vinyl flooring and radiator.

GARDEN

Wrap around mature gardens which are prodominantly to the front of the property and offering a sense of privacy with it's mature hedging surrounding the outside. The front benefits from a patio area, planted trees, shrubs and flowers. To the rear is a raised patio area housing a garden shed and additional planted flowers and shrubs. The garden is accessed via a gate.

PARKING

Gated off street parking for one car.