



Dee Atkinson & Harrison

7 WEST BOX CLOSE, DRIFFIELD, YO25 6QX EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'7 WEST BOX CLOSE' DRIFFIELD, YO25 6QX

Asking Price

£499,000

Beverley 12 miles

| Hull 24 Miles | York 28 miles

Hidden away at the end of a small and exclusive cul-de-sac, 7 West Box Close is a deceptively spacious four-bedroom detached bungalow, boasting a beautiful 100-foot, west-facing garden. Built approximately eight years ago by renowned local builders Nick Smith and John Duggleby, this truly outstanding property has been constructed to an exceptionally high standard, with meticulous attention to detail. Offering versatile and spacious accommodation, both internally and externally, this impressive bungalow is ideally suited to a wide range of buyers, whether you are looking to downsize without compromising on space or seeking a family home with ample room to grow. This is a truly outstanding opportunity to acquire a beautiful home in a peaceful and secluded setting, while still enjoying the convenience of being within walking distance of the town centre.

The property comprises:- a wide entrance hall, large bright kitchen/dining room with French doors onto the garden, utility room with ample space for white goods and Worcester gas combination boiler. There are three bedrooms, one with an en-suite, and a fourth bedroom presently used as a study along with a stylish family bathroom. A large, sunny living room enjoys French doors leading out to the garden with additional gardens to the front and off street parking for three cars.

LOCATION

West Box Close is located off Beverley Road, a 10 minute walk to the centre of the market town of Driffield. The bus stop for Hull, Beverley and Bridlington and the railway station are both nearby, Beverley is 12 miles away and Hull is a further 12 miles, York is 28 miles away. 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.



ENTRANCE HALL

Spacious and bright entrance hall with composite door to the front aspect, built in airing cupboard with radiator, wood effect laminated click flooring, radiator and power points. There is also access to the loft space.

LOUNGE- 16'2 (4.95m) x 12'10 (3.93m)

A relaxing living area which is warm and cosy with French doors and windows to the side aspect leading onto the garden, electric fireplace with marble surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 15'4 (4.68m) x 15'8 (4.79m)

A spacious and modern kitchen/dining area with French doors and windows to the rear aspect, inset spotlights, splash back, a range of shaker style wall and base units with quartz worktop, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, wood effect laminated click flooring, radiator, TV point and power points.

UTILITY ROOM- 5'2 (1.59m) x 10'3 (3.13m)

Composite door to the side aspect, cupboard housing the gas boiler, a range of base units with worktop, sink with drainer unit, plumbing for washing machine, space for dryer, wood effect click flooring, radiator and power points.

BEDROOM ONE- 11'9 (3.60m) x 11'8 (3.57m)

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

EN-SUITE- 4'10 (1.48m) x 7'11 (2.42m)

Opaque window to the side aspect, inset spotlights, splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower, vinyl flooring, heated towel rail and extractor fan.

BEDROOM TWO- 14'8 (4.48m) x 9'5 (2.89m)

Another well proportioned double bedroom with window to the front aspect, inset spotlights, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 12'4 (3.77m) x 9'8 (2.97m)

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

BEDROOM FOUR- 12'1 (3.70m) x 8'3 (2.52m)

Currently used as an office but is classed as a fourth bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'5 (1.98m) x 10'3 (3.13m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece

bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel rail, extractor fan and wall mounted mirror with built in shaving point.

EXTERNAL/GARDEN

To the front of the property is a small lawned garden with a gate providing access to the rear. Through the gate, there is an additional small lawned area, along with a large 20' x 11' storage shed and a water tap. To the rear of the property is a stunning, west-facing garden, featuring a paved patio immediately adjoining the property and an impressive, large lawned area beyond. A herbaceous and perennial border runs along one side, while the other is bordered by a 15-foot-high Photinia 'Red Robin' and Portuguese laurel hedge. A semi-circular mixed border provides further planting interest. At the top of the garden is a small shed, positioned beneath a towering field maple tree, together with a children's wooden playhouse complete with a yellow slide.

PARKING

Off street parking to the front for three cars which is paved and gravelled.

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE



The property is freehold with vacant possession on completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC

This property's energy rating is B.

VIEWING

Strictly by appointment with the sole agents.

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 clients.

ANTI-MONEY LAUNDERING (AML) REGULATIONS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out identity checks on all purchasers. A charge of £25 + VAT per person will be payable by the purchaser to cover the cost of these checks. This fee is non-refundable and is payable upon acceptance of an offer.







Approximate total area⁽¹⁾
1356 ft²
125.9 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





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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