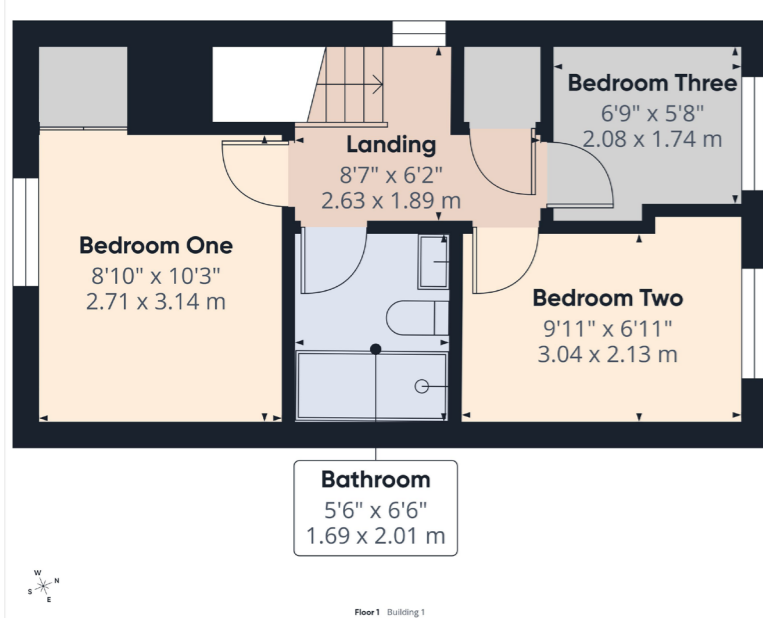


Approximate total area<sup>1</sup>  
331 m<sup>2</sup>  
358 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05 '06 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area<sup>1</sup>  
360 m<sup>2</sup>  
278 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05 '06 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



**Guide Price**  
**£205,000**

**5 Redwing Drive,  
Driffield, YO25 5HJ**

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# 5 Redwing Drive, Drifffield, YO25 5HJ

## DESCRIPTION

Brought to the market in immaculate condition, 5 Redwing Drive has been sympathetically upgraded and modernised by the current vendor to create a move in ready stylish home. The property boasts spacious accommodation both internally and externally with ample parking to the front and a well proportioned garden to the rear for hosting and enjoying a summers evening. This home would appeal to a variety of potential buyers and we highly recommend an early viewing!

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, first floor landing, three bedrooms, bathroom, rear garden, detached 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

Door to the front aspect, coving, stairs leading to the first floor landing, wood effect click flooring, radiator and power point.

### LOUNGE- 15'11 (4.86m) x 10'4 (3.15m)

Spacious and cosy living area with window to the front aspect, coving, dado rail, feature fireplace with electric log burning, wood effect click flooring, radiator, TV point and power points.

### OPEN PLAN KITCHEN/DINING AREA- 8'7 (2.63m) x 13'6 (4.12m)

Open plan kitchen/dining area with French doors and window to the rear aspect, dado rail, understairs storage cupboard, tiled splash back, a range of wall and base units, solid oak worktop, space for fridge/freezer, one and a half sink with drainer unit, plumbing for dishwasher, oven, gas hob and extractor hood, wood effect click flooring, radiator and power points.

### FIRST FLOOR LANDING

Window to the side aspect, coving, storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

### BEDROOM ONE- 8'10 (2.71m) x 10'3 (3.14m)

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

### BEDROOM TWO- 9'11 (3.04m) x 6'11 (2.13m)

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

### BEDROOM THREE- 6'9 (2.08m) x 5'8 (1.74m)

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

### BATHROOM- 5'6 (1.69m) x 6'6 (2.01m)

Modern shower room with inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC. sink with vanity unit and mixer tap, large fully tiled walk in shower, wood effect click flooring, heated towel rail, extractor fan and shaving point.

### GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing either side making it fully enclosed and gated side access.

### GARAGE- 17'2 (5.25m) x 9'1 (2.78m)

Single detached garage with up and over door, side pedestrian door, plumbing for washing machine, space for additional white goods, power and lighting.

### PARKING

Off street parking for two/three cars.