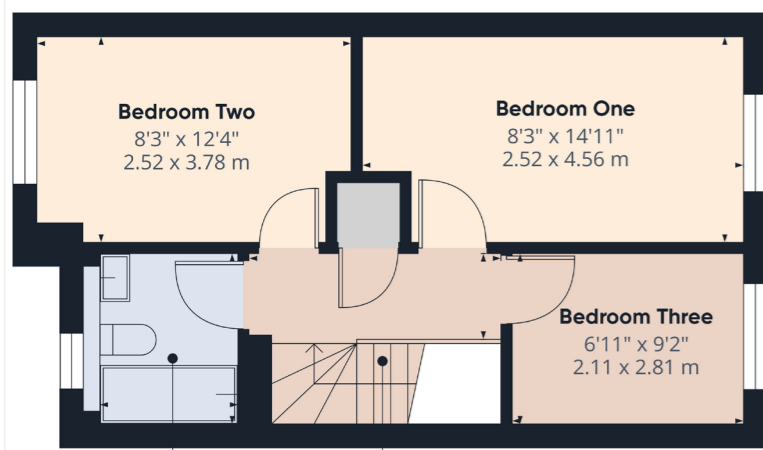


Approximate total area**
419 sq ft
38.1 m²

(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

Ground Floor



Approximate total area**
366 sq ft
34.0 m²

(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

Floor 1

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£215,000

**5 Stockton Place,
Driffield, YO25 5DA**

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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Dee Atkinson & Harrison



5 Stockton Place, Driffield, YO25 5DA

DESCRIPTION

Situated on a fantastic corner plot, 5 Stockton Place is a three bedroom, semi-detached newly built property brought to the market in immaculate condition. This charming and elegantly styled home boasts a modern open plan kitchen/diner with a generously proportioned living area filled with natural light. Appealing to a variety of different buyers whether it's upsizing or downsizing, its main focal point is the wrap around garden making it stand out from the rest. Dont miss out if you are looking for a move in ready property!

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing with three bedrooms and family bathroom, large wrap around garden with ample off street parking.

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.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 5'0 (1.53m) x 4'3 (1.31m)

Composite door to the front aspect, window to the side, tiled flooring and power points.

WC- 3'4 (1.03m) x 4'6 (1.38m)

Partially tiled walls, low flush WC, sink with mixer tap and tiled splash back, tiled flooring, radiator and extractor fan.

LOUNGE- 11'10 (3.62m) x 18'3 (5.57m)

Neutral and well presented cosy living area with window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING ROOM- 15'6 (4.74m) x 9'2 (2.80m)

Bright and light with French doors leading out to the garden, inset spotlights, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher and washing machine, electric oven, gas hob, extractor hood, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 3'9 (1.15m) x 9'9 (2.98m)

Built in storage cupoard, fitted carpets and power points.

BEDROOM ONE- 8'3 (2.52m) x 14'11 (4.56m)

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

BEDROOM TWO- 8'3 (2.52m) x 12'4 (3.78m)

Second double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 6'11 (2.11m) x 9'2 (2.81m)

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

BATHROOM- 6'11 (2.11m) x 5'7 (1.71m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal and tiled splash back, panelled bath with overhead shower and glass shower screen, tiled flooring radiator and extractor fan.

GARDEN

A stunning South facing wrap around garden which is mainly laid with lawn, patio area to the immediate rear and timber fencing with gated side access.

PARKING

Ample off street parking for four cars.