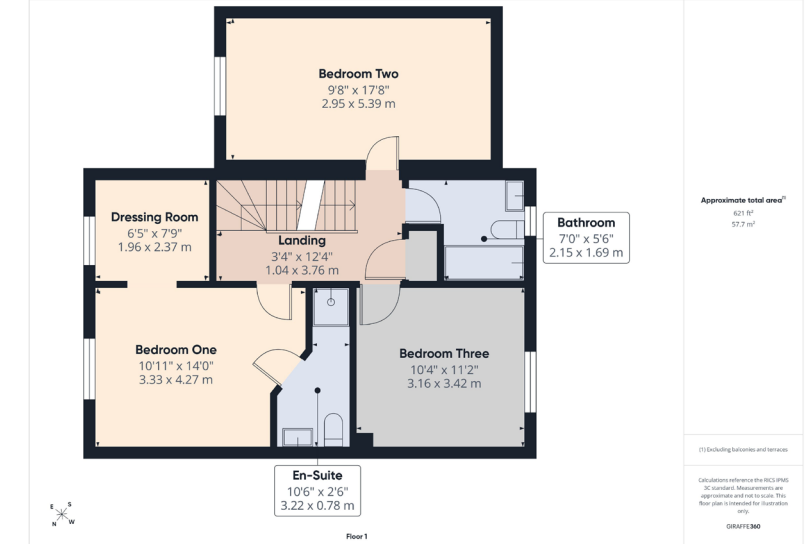




Asking Price
£297,500

12 Easingwood Way,
Drifffield, YO25 5PJ

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 'E'.

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		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



12 Easingwood Way, Driffield, YO25 5PJ

A substantial, well-presented home, Easingwood Way offer generously sized accommodation throughout boasting four double bedrooms, three bathrooms and three versatile reception rooms. The property would very much appeal to a variety of potential buyers and provides a welcoming and inviting environment that has been maintained well throughout. Situated on a sought-after and well-established Persimmon Homes development, its spacious and adaptable living accommodation makes it ideal for buyers who have a growing family, work from home or are seeking plenty of space and flexibility. While ready to move into, the property also offers excellent scope for new owners to put their own stamp on it and create a home perfectly suited to their individual tastes and lifestyle.

The property briefly comprises:- entrance hall, WC, open plan lounge/dining area, conservatory, kitchen, utility room, first floor landing with primary bedroom and en-suite, two additional double bedrooms with family bathroom. To the second floor is a forth bedroom with en-suite. There is a good size rear garden, garage and 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- 3'5 (1.05m) x 15'5 (4.72m)

Door to the front aspect, stairs leading to the first floor landing, built in storage cupboard, laminated flooring, radiator, telephone point and power points.

WC- 2'6 (0.86m) x 5'2 (1.59m)

Opaque window to the front aspect, tiled splash back, sink with pedestal, low flush WC, laminated flooring and radiator.

OPEN PLAN LOUNGE/DINING ROOM- 10'11 (3.33m) x 16'11 (5.16m)/8'6 (2.59m) x 11'3 (3.44m)

Spacious open plan area with bay window to the front aspect, coving, gas fireplace with surround, hearth and mantel piece, fitted carpets, radiators, TV point and power points.

CONSERVATORY- 8'0 (2.45m) x 10'5 (3.19m)

Double doors to the side aspect, windows to both sides and rear aspect, laminated flooring and power points.

KITCHEN- 8'7 (2.63m) x 16'11 (5.16m)

Window to the rear aspect, tiled splash back, a range of wall and base units, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, double built in eye-level oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 6'3 (1.91m) x 5'4 (1.65m)

Door to the rear aspect, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Stairs leading to the second floor landing, built in cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM ONE- 10'11 (3.33m) x 14'0 (4.27m)

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

DRESSING ROOM- 6'5 (1.96m) x 7'9 (2.37m)

Leading on the bedroom is an open dressing area with window to the front aspect, fitted carpets, radiator and power points.

EN-SUITE- 10'6 (3.22m) x 2'6 (0.78m)

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

BEDROOM TWO- 9'8 (2.95m) x 17'8 (5.39m)

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

BEDROOM THREE- 10'4 (3.16m) x 11'2 (3.42m)

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

BATHROOM- 7'0 (2.15m) x 5'6 (1.69m)

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

SECOND FLOOR LANDING- 6'2 (1.88m) x 6'9 (2.08m)

Fitted carpets, radiator and power points.

BEDROOM FOUR- 14'1 (4.32m) x 10'5 (3.19m)

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

EN-SUITE- 7'6 (2.28m) x 4'2 (1.28m)

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

GARDEN

South-West facing garden which is mainly laid with lawn and enjoys a patio area to the immediate rear, decking with timber garden storage shed, planted trees and shrubs, timber fencing and gated side access.

GARAGE- 9'10 (3.00m) x 17'10 (5.45m)

Roller door to the front, pedestrian door to the rear aspect, power and lighting.

PARKING

Off street parking space for one car.

