



Approximate total area⁽¹⁾
938 ft²
87.2 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



Offers In Region Of
£295,000

46 Meadow Road,
Drifffield, YO25 5NL



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 'C'.



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

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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46 Meadow Road, Drifffield, YO25 5NL

46 Meadow Road is a pristine and modern two bedroom detached bungalow which is brought to the market with no onward chain. Benefitting from just one owner since it was built in 2007, this property stands proud and is tucked away down a quiet and private cul-de-sac. This is certainly worth a closer look to fully appreciate its welcoming vibe as soon as you step through the door.

The property briefly comprises:- entrance hall, kitchen, lounge, conservatory, bedroom one with en-suite, bedroom two, family bathroom, rear garden, detached double 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- 16'1 (4.92m) x 3'6 (1.09m)

Warm and inviting entrance with door to the side aspect, coving, built in storage cupboard, wood effect laminated flooring, radiator, telephone point and power points.

KITCHEN- 10'4 (3.17m) x 8'8 (2.65m)

Window to the rear aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated fridge, integrated dishwasher, built in eye-level double oven, gas hob with extractor hood, tiled flooring and power points.

LOUNGE- 16'1 (4.92m) x 11'8 (3.57m)

A spacious and light living area with French doors to the rear aspect, coving, wall mounted electric fire, wood effect laminated flooring, radiator, TV point and power points.

CONSERVATORY- 15'11 (4.62m) x 11'8 (3.58m)

A great addition to the property with French doors to the side aspect, windows to all three sides, tiled flooring and power points.

BEDROOM ONE- 10'5 (3.18m) x 12'3 (3.75m)

Double bedroom with bay window to the front aspect, coving, inset spotlights, wood effect laminated flooring, radiator, telephone point and power points.

EN-SUITE- 7'5 (2.26m) x 8'4 (2.54m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, shower cubicle, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'4 (3.16m) x 8'1 (2.49m)

Another bedroom with window to the front aspect, coving, built in wardrobes, wood effect laminated flooring, radiator and power points.

BATHROOM- 7'4 (2.24m) x 8'4 (2.56m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, 'P' shaped bath with over head shower and glass shower screen, tiled flooring, radiator and extractor fan.

GARDEN

East facing garden which has been kept immaculate and is mainly laid with lawn, patio area to the immediate rear, timber fencing and gated side access.

DETACHED DOUBLE GARAGE

Two up and over doors, side pedestrian door into the garden, power and lighting.

PARKING

Off street parking for two/three cars.