



Offers In Region Of £189,950

21 Randall Garth, Driffield, YO25 5PE

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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21 Randall Garth, Drifffield, YO25 5PE

DESCRIPTION

Brought to the market with no onward chain, 21 Randall Garth is a three bedroom townhouse which is in good condition throughout and offers a blank canvas to put your own stamp on it. The vendor has reconfigured the property to create more useable space and bigger bedrooms to provide more comfortable accommodation.

The property briefly comprises:- entrance hall, snug, kitchen, shower room, first floor landing with lounge and bedroom three, second floor landing with two bedrooms, both with en-suites, rear garden 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- 2'11 (0.91m) x 17'3 (5.28m)
Door to the front aspect, storage cupboard, stairs leading to the first floor landing, vinyl flooring, radiator and power points.

DINING ROOM- 8'9 (2.68m) x 17'0 (5.19m)
Window to the front aspect, vinyl flooring, radiator, TV point and power points.

KITCHEN- 15'4 (4.69m) x 7'8 (2.35m)
French doors and window to the rear aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine and space for additional white goods, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

SHOWER ROOM- 2'9 (0.85m) x 9'11 (3.04m)
Partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, shower cubicle, laminated flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 3'2 (0.98m) x 6'6 (2.00m)
Stairs leading to the second floor landing, fitted carpets, radiator and power points.

LOUNGE- 15'3 (4.67m) x 13'8 (4.18m)
French doors and window to the front aspect, laminated flooring, radiator, TV point, telephone point and power points.

BEDROOM THREE- 15'4 (4.68m) x 7'9 (2.37m)
Double bedroom with windows to the rear aspect, fitted carpets, radiator, TV point and

power points.
SECOND FLOOR LANDING- 3'5 (1.06m) x 4'0 (1.24m)
Fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 15'6 (4.73m) x 5'9 (1.77m)
Double aspect windows to the front, fitted carpets, radiator, TV point, telephone point and power points.

EN-SUITE BATHROOM- 5'6 (1.70m) x 6'7 (2.03m)
Three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, storage cupboard, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 15'3 (4.67m) x 9'8 (2.96m)
Double aspect windows to the rear aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 6'4 (1.94m) x 5'8 (1.75m)
Three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and extractor fan.

GARDEN
North facing garden which is mainly laid to lawn with patio area to the immediate rear, garden shed, timber fencing ensuring it's fully secure and gated rear access for bins.

PARKING
Off street parking for two cars.