



**Offers In Region Of  
£225,000**

**10 Watersedge,  
Driffield, YO25 6PD**

**SERVICES**

Heating is through electric radiators and it is understood to all be connected to mains. Mains water and electric. There is also underfloor heating in parts of the property and solar panels.

**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.



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, inset spotlights, built in storage cupboard, stairs leading to the first floor landing, oak flooring and power points.

**SHOWER ROOM- 8'10 (2.71m) x 7'6 (2.29m)**

Opaque window to the front aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with rainfall shower head, wall mounted mirror with LED lighting and Anti-fog, tiled flooring with underfloor heating, heated towel rail and extractor fan.

**OPEN PLAN LOUNGE/DINING ROOM- 14'4 (4.39m) x 22'9 (6.94m)**

Well presented and spacious open area with window to the front aspect, french doors to the rear leading into the conservatory, feature log burning stove, oak flooring, radiator, TV point and power points.

**SUNROOM- 11'4 (3.48m) x 8'10 (2.71m)**

Door to the side aspect, windows to all three sides, wood effect tiled flooring with underfloor heating and power points.

**KITCHEN/BREAKFAST AREA- 18'0 (5.50m) x 10'9 (3.28m)**

A modern kitchen space with window to the rear aspect and door into the conservatory, inset spotlights, a range of wall and base units, sink with drainer unit, eye level electric double oven, electric hob, extractor hood, tiled flooring with underfloor heating and power points.

**UTILITY- 8'11 (2.72m) x 7'5 (2.28m)**

With window to the side aspect, a range of wall and base unit, laminated worktop, fitted sink, plumbing for a washing machine, space for an American Style fridge/freezer, tiled flooring and

power points.

**FIRST FLOOR LANDING**

With window to the side aspect, built in storage cupboard and fitted carpets.

**BEDROOM ONE- 11'0 (3.35m) x 11'5 (3.48m)**

A spacious primary bedroom with window to the front aspect, fitted carpets and power points.

**BEDROOM TWO- 9'0 (2.75m) x 11'0 (3.36m)**

A generous second bedroom with window to the rear aspect, fitted carpets and power points.

**BEDROOM THREE- 5'11 (1.81m) x 6'3 (1.93m)**

With window to the front aspect, fitted carpets and power points.

**BATHROOM- 7'10 (2.40m) x 4'11 (1.50m)**

A modern and sophisticated bathroom with opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall hung vanity unit with counter top bowl and mixer tap, a free standing bath with freestanding mix tap and shower head attachment, wall mounted mirror with LED lighting and Anti-fog, extractor fan and tiled flooring with underfloor heating.

**GARDEN**

A South Westerly facing garden which is deceptively spacious. It is mainly laid to lawn with a blocked paved area to the side perfect for entertaining in the summer sun. It also has timber fencing and gated side access to the front of the property.

**PARKING**

Off street parking for multiple cars.

**GARAGE**

There is a single garage with the property with up and over door, power and lighting.

# 10 Watersedge, Driffield, YO25 6PD

**DESCRIPTION**

10 Watersedge is a stunning three-bedroom end-terrace home has been thoughtfully modernised by the current owner to create a stylish and sophisticated living space, perfect for modern family life. Boasting a contemporary finish throughout, the property offers well-proportioned accommodation with bright and airy interiors, combining modern design with everyday practicality. The tastefully updated décor creates a sleek and welcoming atmosphere from the moment you step inside. Externally, the property benefits from convenient off-street parking and a generously sized garden, providing an excellent space for outdoor entertaining, family activities, or simply relaxing during the warmer months.

The property briefly comprises:- entrance hall, shower room, lounge/dining room, conservatory, open plan kitchen/dining area, utility room, first floor landing with three bedrooms and family bathroom, large 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.



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