



Offers In Region Of  
£370,000

20 Spellowgate,  
Drifffield, YO25 5BB



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		80 C
39-54	E	60 D	
21-38	F		
1-20	G		

**PARKING**  
Off street parking for two cars.

**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 'D'.

**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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# 20 Spellowgate, Drifffield, YO25 5BB

## DESCRIPTION

Brought to the market in move in ready condition, 20 Spellowgate in a beautifully presented three double bedroom detached bungalow located in a well regarded area of Drifffield. The property boast space internally and externally and would make the perfect home for anyone wanting to make the leap to one level living. Don't miss out, arrange your viewing today to really appreciate what this property has to offer!!

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining room, laundry room, cloakroom, three double bedrooms, bathroom, easily maintainable rear garden, two storage shed, integral 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

Door to the front aspect, coving, built in storage cupboards with ample storage, fitted carpets and power points.

## LOUNGE - 14'1" x 15'4" (4.31m x 4.70m)

Cosy yet spacious living area with large window to the front aspect, coving, electric wall mounted fireplace with wooden mantle piece, fitted carpets, TV point and power points.

## KITCHEN/BREAKFAST AREA - 12'2" x 12'8" (3.73m x 3.87m)

A bright and modern kitchen space with window to the rear aspect, coving, tiled splash back, a range of wall and base units, one and a half porcelain sink with drainer unit, space for white goods, fitted eye level electric double oven, electric hob, vinyl flooring and power points.

## LAUNDRY ROOM - 5'10" x 8'6" (1.78m x 2.61m)

Door to the rear aspect leading to the garden, window to the rear aspect, coving, plumbing for a washing machine, space for a tumble dryer, built in storage cupboard, fitted carpet and power point.

## CLOAKROOM - 6'7" x 4'7" (2.01m x 1.40m)

Opaque window to the rear aspect, coving, partially pannelled walls, low flush WC, sink with mixer taps and vanity unit, vinyl flooring and power point.

## BEDROOM ONE - 14'2" x 13'7" (4.32m x 4.14m)

Light and airy Master Bedroom with a large window to the front aspect, coving, built in wardobes, fitted carpet and power points.

## BEDROOM TWO/DINING ROOM - 12'2" x 10'1" (3.73m x 3.33m)

Currently used as a formal dining room space, but would make a spacious double bedroom with a window to the side aspect, coving, fitted carpets and power points.

## BEDROOM THREE - 11'10" x 9'9" (3.61m x 2.98m)

A smaller double bedroom with window to the rear aspect, coving, built in wardrobes, fitted carpets and power points.

## BATHROOM - 8'4" x 6'5" (2.55m x 1.98m)

A great sized main bathroom with opaque window to the rear aspect, coving, partially pannelled walls, four piece bathroom suite comprising:- low flush WC, sink with mixer tap, wall mounted vanity unit, fully pannelled shower cubicle, pannelled bath, vinyl flooring, heated towel rail and extractor fan.

## GARDEN

Anicely proportioned North Easterly facing garden which has been created with maintainability in mind. it is mainly laid with artifical grass with an Indian flagstone patio are which is great for entertaining. The garden also features two raised flower beds with shurbs and two storage sheds. The property is fully secure with timber fencing hedging and gated side access.

## GARAGE

Single integral garage with electric roller door which has been fitted in the last couple of weeks, lighting and power point. The vendors have also created a small storage room within the garage.

## PARKING

Off street parking for multiple cars.