

Approximate total area*
664 sq ft
64.6 m²

(*) Excluding balconies and terraces

Calculations reference the BCS:PM6
"3C Standard". Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

DRAPF360



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'.

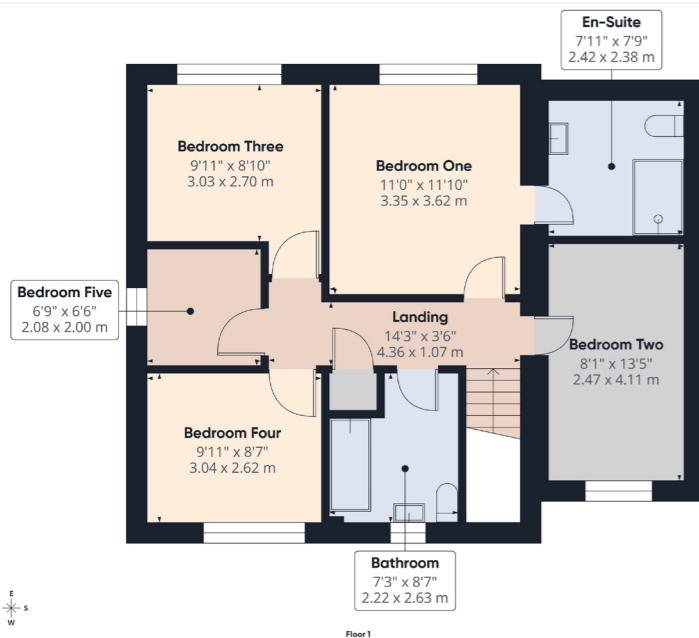
VIEWING
Strictly by appointment with the sole agents
on 01377 241919.

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.



Guide Price
£299,950

37 Bracken Road,
Drifffield, YO25 6UJ



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'2 (1.90m) x 7'4 (2.25m)

Composite door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, anthracite radiator and power points.

WC

Partially tiled walls, low flush WC, sink with vanity unit and mixer tap, heated towel rail and extractor fan.

LOUNGE- 11'9 (3.60m) x 13'7 (4.15m)

Spacious living area with bay window to the front aspect, coving, vinyl flooring, anthracite radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 21'3 (6.49m) x 10'7 (3.24m)

High quality and modern kitchen/dining area ideal for family time or entertaining. Benefiting from Bi-Folding doors and window to the rear aspect, inset spotlights, coving, splash back, a range of wall and base units with breakfast area, one and a half inset sink, integrated dishwasher, built in eye-level double oven, electric hob with built in extractor fan, vinyl flooring, anthracite vertical radiator, TV point and power points.

UTILITY ROOM- 8'1 (2.47m) x 5'8 (1.74m)

Door to the rear aspect, floor to ceiling storage cupboards, space for American style fridge/freezer, vinyl flooring, anthracite vertical radiator and power points.

FIRST FLOOR LANDING

Window to the front aspect, coving, built in storage cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM ONE- 11'0 (3.35m) x 11'10 (3.62m)

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

EN-SUITE- 7'11 (2.42m) x 7'9 (3.38m)

Spacious en-suite with velux window to the rear

aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink and vanity unit with mixer tap, large walk in shower, additional storage cupboard, tiled flooring, heated towel rail, extractor fan and shaving point.

BEDROOM TWO- 8'1 (2.47m) x 13'5 (4.15m)

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

BEDROOM THREE- 9'11 (3.03m) x 8'10 (2.70m)

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

BEDROOM FOUR- 9'11 (3.04m) x 8'7 (2.62m)

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

BEDROOM FIVE- 6'9 (2.08m) x 6'6 (2.00m)

Window to the side aspect, coving, laminated flooring, radiator and power points.

BATHROOM- 7'3 (2.22m) x 8'7 (2.63m)

Modern family bathroom with opaque window to the front aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and waterfall mixer tap, 'P' shaped bath with over head shower and separate shower attachment, glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

East facing garden which is laid with artificial grass, patio area to the immediate rear, decking area which houses a gazebo with roof, storage shed, timber fencing and gated side access.

GARAGE- 8'4 (2.55m) x 15'8 (4.78m)

Up and over door, rear pedestrian door, plumbing for washing machine, space for additional white good, power and lighting.

PARKING

Off street parking for two cars.

37 Bracken Road, Driffield, YO25 6UJ

Brought to the market in impeccable condition, 37 Bracken Road is a five bedroom link-detached home providing flexible and spacious accommodation. The current vendors have given the property a makeover it needed, with fresh decor throughout along with a brand new stylish and sleek kitchen which compliments the property. Boasting five bedrooms which are versatile and spacious, the external also does not disappoint with a well proportioned garden ideal for entertaining family and friends providing a perfect social area. Boasting huge curb appeal and is move in ready, we highly recommend viewings to fully appreciate everything this home has to offer.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, utility room, first floor landing with primary bedroom and en-suite, a further four good size bedrooms, family bathroom, spacious 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.



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