

Approximate total area¹⁾
723 sq'
66.9 m²

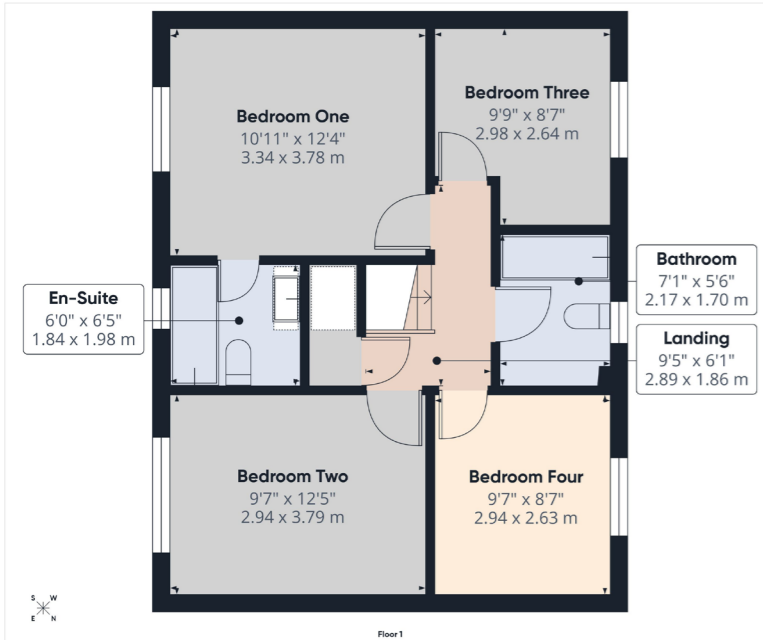
Reduced headroom
3'11"
0.8 m

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10.5 m

Calculations reference the BCS:PM05
"B" Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Approximate total area¹⁾
540 sq'
50 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM05
"B" Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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Guide Price
£250,000

**26 Yorklands,
Drifffield, YO25 5YT**

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 'E'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'1 (1.86m) x 11'6 (3.52m)
 Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator and power points.

WC- 6'0 (1.84m) x 2'9 (0.86m)
 Fully tiled walls, low flush WC, wall mounted sink, vinyl flooring, radiator and extractor fan.

LOUNGE- 10'8 (3.26m) x 21'6 (6.55m)
 Spacious living room with window to the front aspect, coving, dado rail, hearth and surround with electric style log burner, laminated flooring, radiator, TV point and power points.

CONSERVATORY- 8'7 (2.62m) x 11'7 (3.55m)
 French doors to the rear, windows to the other two sides and laminated flooring.

DINING ROOM- 9'6 (2.90m) x 12'3 (3.75m)
 Window to the front aspect, coving, laminated flooring, radiator and power points.

KITCHEN- 9'7 (2.93m) x 12'8 (3.87m)
 Window to the rear aspect, coving, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for dishwasher, oven with gas hob and extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 6'0 (1.83m) x 6'3 (1.91m)
 Door to the rear aspect, fully tiled walls, base units with worktop, sink with drainer unit, space for dryer, plumbing for washing machine, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING
 Built in storage cupboard, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 10'11 (3.34m) x 12'4 (3.78m)
 Window to the front aspect, fitted carpets, radiator and power points.

EN-SUITE- 6'0 (1.84m) x 6'5 (1.98m)
 Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath and over head shower attachment, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 9'7 (2.94m) x 12'5 (3.79m)
 Window to the front aspect, radiator and power points.

BEDROOM THREE- 9'9 (2.98m) x 8'7 (2.64m)
 Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'7 (2.94m) x 8'7 (2.63m)
 Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'1 (2.17m) x 5'6 (1.70m)
 Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath and shower attachment, vinyl flooring, radiator and power points.

GARDEN
 South facing garden which is mainly laidn with lawn, patio area to the immediate rear and leading round to the driveway, planted shrubs and timber fencing with gated side access.

DOUBLE GARAGE
 Single detached garage with up and over door, power and lighting.

PARKING
 Off street parking for two cars.

26 Yorklands, Driffield, YO25 5YT

DESCRIPTION
 Brought to the market with no onward chain, 26 Yorklands is a substantial four-bedroom detached home offering excellent potential and appealing to a wide range of buyers. The property features a double garage and a well-proportioned rear garden, providing practicality and a great space to enjoy. Requiring modernisation throughout, the house however presents an ideal opportunity for buyers to create a home tailored to their own personal style and taste. Internally benefits from multiple reception rooms offering flexible living space to suit modern lifestyles whether you need a home office or secondary living space. Situated in a desirable and quiet cul-de-sac, it is conveniently close to the local town centre and easy access to all amenities.

The property briefly comprises:- entrance hall, WC, lounge, conservatory, dining room, kitchen, utility room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden, double 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.

