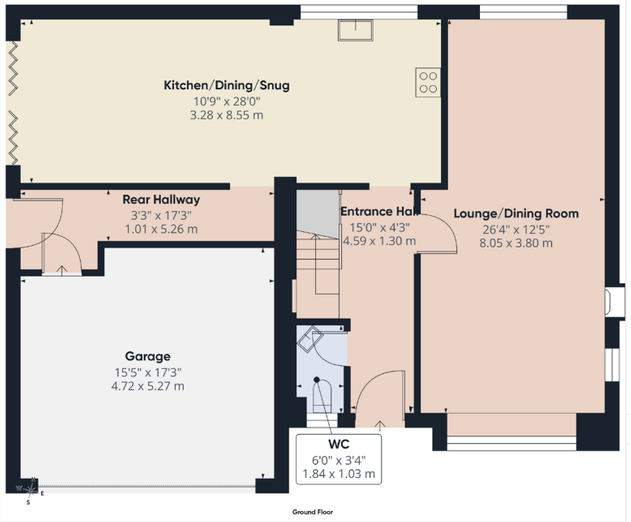
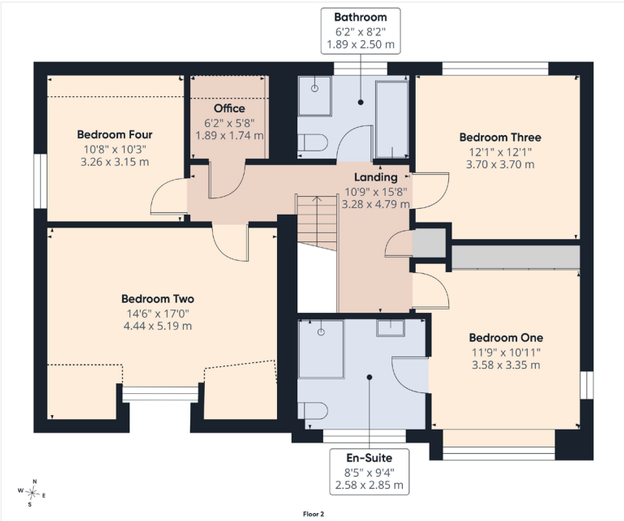




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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.



Offers In Region Of £495,000

5 Spellowgate Close, Driffield, YO25 5BN





56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



5 Spellowgate, Driffield, YO25 5BN

Brought to the market with no onward chain! A well-proportioned detached family home with four double bedrooms, a wrap-around garden and modern open-plan living. This is a beautiful home which is a must see and has been loved and carefully maintained by the current vendor. Situated in a quiet cul-de-sac location, 5 Spellowgate Close is an attractive home and has undergone a range of upgrades over the years, ensuring it has been kept in excellent condition throughout. Turn key ready with scope to make the property your own, its neutral decor creates a light and welcoming feel as soon as you step through the door and is deceivingly spacious, boasting over 1800 square foot of accommodation. Outside is also a highlight with it's landscaped, wrap around gardens enjoying various seating areas and an abundance of privacy, making it an excellent area to entertain. Located just off of Spellowgate, a highly regarded area, its in a great location for the local town centre whilst also a short walk to the scenic countryside.

The property briefly comprises:- entrance hall, WC, lounge/dining area, open plan kitchen/dining/snug, rear hallway, first floor landing with primary bedroom and en-suite, three additional double bedrooms, office space, family bathroom, rear wrap around 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 15'0 (4.59m) x 4'3 (1.30m)
Welcoming and inviting entrance hall with door to the front aspect, coving, dado rail, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 6'0 (1.84m) x 3'4 (1.03m)
Opaque window to the front aspect, coving, tiled splash back, wall mounted sink with mixer tap, low flush WC, tiled flooring, radiator and extractor fan.

LOUNGE/DINING AREA- 26'4 (8.05m) x 12'5 (3.80m)

Well proportioned with bay window to the front aspect and additional window to the rear and side aspect, coving, gas fireplace with surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING/SNUG- 10'9 (3.28m) x 28'0 (8.55m)
Great open plan, modern space with Bi-folding doors to the side aspect, additional window to the rear, coving, inset spotlights, tiled splash back, a range of sleek wall and base units with breakfast bar and stone worktop, inset sink, integrated dishwasher, integrated fridge, wine fridge, built in oven with dual microwave/oven, gas hob with extractor fan, gas wall mounted fireplace in the snug, tiled flooring, radiator and power points.

REAR HALLWAY- 3'3 (1.01m) x 17'3 (5.26m)
Door to the side aspect, coving, dado rail, tiled flooring, radiator and power points.

FIRST FLOOR LANDING- 10'9 (3.28m) x 15'8 (4.79m)
Coving, built in storage cupboard ideal for linen and housing the water tank, fitted carpets and power points.

BEDROOM ONE- 11'9 (3.58m) x 10'11 (3.35m)
Double primary bedroom with bay window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

EN-SUITE- 8'5 (2.58m) x 9'4 (2.85m)
Opaque window to the front aspect, inset spotlight, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower, tiled flooring, heated towel rail, radiator and extractor fan.

BEDROOM TWO- 14'6 (4.44m) x 17'0 (5.19m)
Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 12'1 (3.70m) x 12'1 (3.70m)
Window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM FOUR- 10'8 (3.26m) x 10'3 (3.15m)
Window to the side aspect, coving, fitted carpets, radiator and power points.

OFFICE- 6'2 (1.89m) x 5'8 (1.74m)
Velux window to the rear aspect, fitted carpets and power points.

BATHROOM- 6'2 (1.89m) x 8'2 (2.50m)
Great family bathroom with opaque window to the rear aspect, coving, inset spotlights, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath, shower cubicle, tiled flooring, heated towel rail and extractor fan.

GARDEN
North facing wrap around garden which enjoys a sizeable patio area to the side of the property, large lawned area, decking area, planted shrubs, flowers and trees, vegetable patch tucked away to the side aspect with garden shed, timber fenced and walled garden making it fully enclosed with gated side access.

DOUBLE GARAGE- 15'5 (4.72m) x 17'3 (5.27m)
Electric up and over door, wall mounted gas boiler, built in base units with worktop, plumbing for washing machine, space for dryer, power and lighting.

PARKING
Off street parking for three cars.



