



**Asking Price**  
**£495,000**

**45 The Chase,**  
**Drifffield, YO25 5FJ**

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric. The property also benefits from solar panels which are located on the garage roof with a battery in the garage.

**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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>86 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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**Dee Atkinson & Harrison**



# 45 The Chase, Drifffield, YO25 5FJ

## DESCRIPTION

45 The Chase, 'The Rowan' is a superb newly built detached home offering versatile, energy-efficient accommodation. Positioned within a newly established and highly popular development, this is designed for modern-day living while retaining a timeless and elegant finish. The thoughtfully designed open-plan floorplan creates a light and social space ideal for everyday family life or those looking to downsize without compromising on space and making it equally appealing to growing families and multigenerational living. Finished with timeless fixtures and fittings, this home is not anticipated to be on the market for long so early viewings are essential!

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining/living area, utility room, WC, downstairs bedroom with en-suite, first floor landing with primary bedroom and en-suite, two additional bedrooms, family bathroom, rear garden detached 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- 17'0 (5.19m) x 6'4 (1.95m)

Spacious entrance hall with door and window to the front aspect, coving, stairs leading to the first floor landing, understairs storage cupboard, LVT flooring, radiator and power points.

### LOUNGE- 13'0 (3.98m) x 19'9 (6.04m)

Cosy space with sliding doors and window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

### OPEN PLAN KITCHEN/DINING/SNUG- 20'11 (6.38m) x 13'9 (4.21m)/13'0 (3.98m) x 13'10 (4.23m)

The main focal point of the house is this stunning open plan area with sliding doors to the rear aspect, window to the front aspect, inset spotlights, coving, tiled splash back, a range of shaker style wall, base units and island with laminated wood effect worktops, one and a half sink, integrated dishwasher, integrated fridge/freezer, built in eye-level double over, gas hob with extractor hood, LVT flooring, radiator, TV point and power points.

### UTILITY ROOM- 12'6 (3.82m) x 6'6 (2.01m)

Door and window to the side aspect, coving, tiled splash back, a range of wall and base units, sink, plumbing for washing machine, space for dryer, LVT flooring, radiator and power points.

### WC- 3'5 (1.06m) x 6'8 (2.04m)

Opaque window to the rear aspect, coving, tiled splash back, sink with vanity unit and mixer tap, low flush WC, LVT flooring, radiator and extractor fan.

### GROUND FLOOR BEDROOM THREE- 10'7 (3.24m) x 13'0 (3.98m)

Double bedroom to the ground floor with window to the front aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

### EN-SUITE- 6'0 (1.84m) x 11'5 (3.49m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, large walk in fully tiled shower with separate shower attachment, tiled flooring, heated towel rail, wall mounted mirror with LED light, built

in shaving point and extractor fan.

### FIRST FLOOR LANDING- 3'3 (0.99m) x 10'11 (3.34m)

Fitted carpets, radiator and power points. There is also access to the loft.

### BEDROOM ONE- 18'3 (5.57m) x 13'2 (4.02m)

Double primary bedroom with window to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

### EN-SUITE- 7'8 (2.34m) x 6'1 (1.86m)

Velux window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, fully tiled large shower cubicle with separate shower attachment, tiled flooring, heated towel rail, wall mounted mirror with LED lighting, shaving point and extractor fan.

### BEDROOM TWO- 18'1 (5.54m) x 9'3 (2.84m)

Window to the rear aspect, fitted wardrobes, fitted carpets, radiator, TV point and power points.

### BEDROOM THREE- 7'9 (2.36m) x 7'9 (2.37m)

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

### BATHROOM- 6'4 (1.95m) x 6'10 (2.09m)

Velux window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, 'P' shaped bath with over head shower and glass shower screen, tiled flooring, heated towel rail, wall mounted mirror with LED lighting, shaving point and extractor fan.

## GARDEN

North-East facing garden which is mainly laid with lawn, patio area to the immediate rear leading round the garden, timber fencing and gated side access.

### DETACHED SINGLE GARAGE- 19'6 (5.96m) x 13'7 (4.15m)

Single garage with up and over door, side pedestrian door, power and lighting.

## PARKING

Off street parking for multiple cars.