



**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.

