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**Asking Price
£310,000**

**10 Armistice Park,
Driffield, YO25 5AN**

SERVICES

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.



Dee Atkinson & Harrison



10 Armistice Park, Driffield, YO25 5AN

DESCRIPTION

Well appointed throughout, 10 Armistice Park is a four bedroom detached property located in the popular residential development built by Linden Homes. The current vendors have transformed this into an inviting and cosy home the moment you step through the door. Not only is the inside spacious, the outside is a fabulous focal point. Meticulously landscaped with vibrant flower and lush shrubs, this is a beautiful entertaining space for family and friends.

The property briefly comprises:- entrance hall, lounge, cloakroom, open plan kitchen/diner/snug, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear and front garden with detached single 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- 18'7 (5.69m) x 6'7 (2.01m)

Welcoming entrance hall with composite door and window to the front aspect, stairs leading to the first floor landing, storage cupboard, fitted carpets, radiator and power points.

LOUNGE- 15'7 (4.76m) x 13'11 (4.26m)

Spacious but cosy lounge with large window to the front aspect, fitted carpets, radiator, TV point and power points.

CLOAKROOM- 5'8 (1.74m) x 2'11 (0.91m)

Tiled splash back, sink with pedestal with mixer tap, low flush WC, tiled flooring, radiator and extractor fan.

OPEN PLAN KITCHEN/DINING AREA & SNUG- 14'1 (4.31m) x 20'11 (6.39m)

Beautifully presented open plan space backing onto the garden with French doors and window to the rear aspect, cupboard housing the gas boiler, a sleek and modern kitchen with a range of walls, base and drawer unit in a high gloss finish, pull out larder cupboards, tiled splash back, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, space for dryer, double eye-level electric oven, built in microwave, induction hob, vinyl flooring, radiator and power points. In the snug area it is fitted with carpet, TV point and power points.

FIRST FLOOR LANDING

Built in storage cupboard housing the water tank, fitted carpets, radiator and power points.

BEDROOM ONE- 9'1 (2.77m) x 12'10 (3.94m)

Well appointed double primary bedroom with window to the front aspect, fitted wardrobes, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'9 (1.47m) x 7'9 (2.37m)

Tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal

and mixer tap, walk in fully tiled shower, wall mounted vanity unit, tiled flooring, radiator and extractor fan.

BEDROOM TWO- 9'7 (2.94m) x 10'6 (3.20m)

A secondary double bedroom with window to the rear aspect, fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 9'0 (2.76m) x 10'3 (3.15m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 7'8 (2.36m) x 7'6 (2.36m)

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

BATHROOM- 6'4 (1.95m) x 7'1 (2.17m)

Modern family bathroom with partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, mixer tap and tiled splash back, panelled bath with shower attachment, wall mounted vanity unit, tiled flooring, radiator and extractor fan.

GARDEN

Fabulous and peaceful south facing garden which the current owners have created a beautiful tranquil space. With patio area to the immediate rear, laid with lawn, raised beds throughout planted with flowers and shrubs, patio area to the rear, fully secure garden with timber fencing and gated side access. The garden also benefits from a fantastic summerhouse which measures 12'7 (3.85m) x 7'8 (2.34m) and is fully insulated as well as double glazed windows, power and lighting. Its a great space which could be used as a home office, summerhouse or play area.

GARAGE- 17'2 (5.24m) x 9'1 (2.78m)

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

PARKING

Off street parking for two/three cars.

