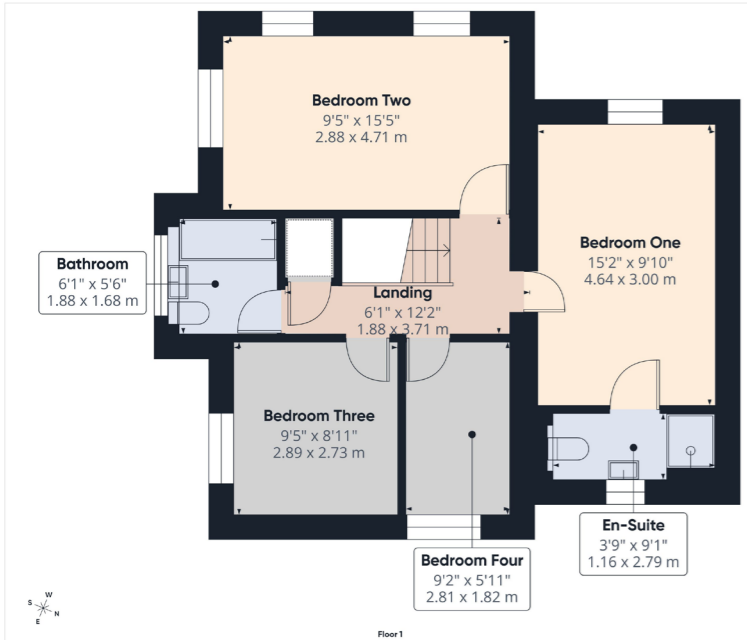


Approximate total area<sup>1)</sup>  
913 sq ft  
84.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS:PM6 '20 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area<sup>1)</sup>  
550 sq ft  
51.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS:PM6 '20 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



**Guide Price**  
**£295,000**

**34 Berriman Drive,  
Driffield, YO25 5DX**

**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 'D'.

**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+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, stairs leading to the first floor landing with understairs cupboard, LVT click flooring, radiator and power points.

**WC**

Inset spotlights, partially tiled walls, low flush WC, sink with pedestal and mixer tap, LVT flooring, radiator and extractor fan.

**LOUNGE- 9'5 (2.87m) x 15'4 (4.69m)**

Spacious living area with windows to both the front and side aspect, fitted carpets, radiator, TV point and power points.

**OPEN PLAN KITCHEN/DINING AREA- 9'3 (2.84m) x 15'4 (4.68m)**

French doors and window to the rear aspect, additional window to the side aspect, inset spotlights, a range of wall and base units, one and a half sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built in double eye-level oven, gas hob, extractor fan, LVT flooring, radiator and power points.

**FIRST FLOOR LANDING**

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

**BEDROOM ONE- 15'2 (4.64m) x 9'10 (3.00m)**

Double primary bedroom with window to the side aspect, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 3'9 (1.16m) x 9'1 (2.79m)**

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece

bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, LVT flooring, radiator and extractor fan.

**BEDROOM TWO- 9'5 (2.88m) x 15'5 (4.71m)**

Another good size bedroom with windows to the side and front aspect, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 9'5 (2.89m) x 8'11 (2.73m)**

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

**BEDROOM FOUR- 9'2 (2.81m) x 5'11 (1.82m)**

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

**BATHROOM- 6'1 (1.88m) x 5'6 (1.68m)**

Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower and glass shower screen, vinyl flooring, radiator and extractor fan.

**GARDEN**

East facing garden which is beautifully maintained and mainly laid with lawn, patio area to the immediate rear, partially walled and partially timber fenced with gated side access.

**GARAGE- 19'10 (6.05m) x 9'9 (2.97m)**

Single garage with up and over door, side pedestrian door and window leading out to the garden, wall mounted gas boiler, power and lighting.

**PARKING**

Off street parking for two cars.

# 34 Berriman Drive, Driffield, YO25 5DX

**DESCRIPTION**

A beautifully presented and newly built four-bedroom detached home. 34 Berriman drive was built by Bellway in 2023 and offers stylish, modern living with stunning countryside views to the first floor. This spacious property features four well-proportioned bedrooms, and has been thoughtfully designed ideal for a variety of potential buyers whether you are looking to expand your family or downsize. The property further benefits from the remainder of the NHBC 10-year warranty and has the advantage of being offered to the market with no onward chain.

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



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