



Approximate total area<sup>9</sup>  
497.07 sq ft  
46.18 m<sup>2</sup>

Reduced headroom  
14.39 sq ft  
1.34 m<sup>2</sup>

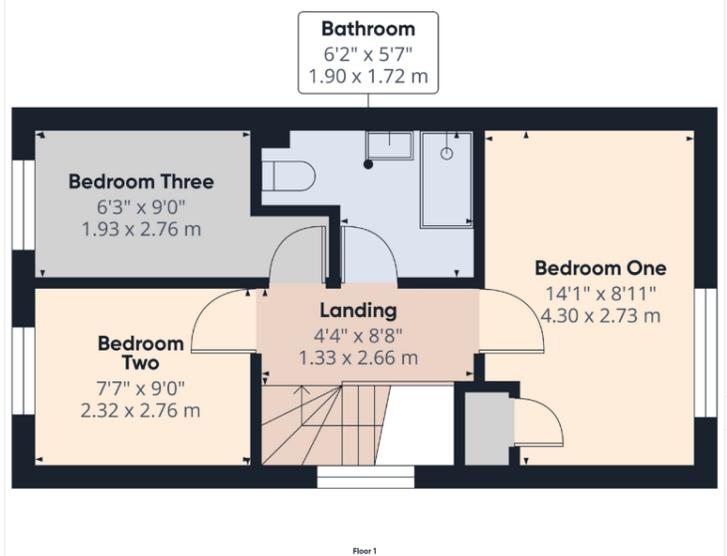
(1) Excluding balconies and terraces

Reduced headroom  
Below 5'10.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on BECS IPMS 2C standard. Please note that calculations were prepared by a third party and therefore may not comply with BECS IPMS 2C.

DIRAFPE360



Approximate total area<sup>9</sup>  
842.62 sq ft  
77.83 m<sup>2</sup>

(1) Excluding balconies and terraces

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DIRAFPE360



**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 'B'.

**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 £195,000**

**4 Dalton Close, Driffield, YO25 6YE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 2'11 (0.90m) x 8'10 (2.71m)**

Door to the front aspect, built in storage cupboard, vinyl flooring, radiator and power points.

**WC- 2'11 (0.89m) x 6'3 (1.92m)**

Tiled splash back, low flush WC, sink with vanity unit and mixer tap, vinyl flooring and extractor fan.

**KITCHEN- 7'8 (2.35m) x 8'10 (2.70m)**

Window to the front aspect, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge, plumbing for washing machine, gas oven, gas hob, extractor hood, vinyl flooring and power points.

**LOUNGE/DINING AREA- 14'1 (4.31m) x 18'0 (5.49m)**

A spacious area with door and window to the rear aspect, stairs leading to the first floor landing, feature fireplace, fitted carpets, radiator, TV point, telephone point and power points.

**CONSERVATORY- 13'6 (4.12m) x 7'8 (2.36m)**

Door to the side aspect, windows to all three sides and vinyl flooring.

**FIRST FLOOR LANDING**

Window to the side aspect and fitted carpets.

**BEDROOM ONE- 14'1 (4.30m) x 8'11 (2.73m)**

Double bedroom with windows to the rear aspect, fitted cupboard housing the water tank, fitted carpets, radiator, telephone point and power points.

**BEDROOM TWO- 7'7 (2.32m) 9'0 (2.76m)**

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

**BEDROOM THREE- 6'3 (1.93m) x 9'0 (2.76m)**

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

**SHOWER ROOM- 6'2 (1.90m) x 5'7 (1.72m)**

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, large walk in shower, vinyl flooring, radiator, extractor fan and shaving point.

**GARDEN**

Beautifully landscaped south facing garden which is mainly laid to lawn, patio area to the immediate rear with path leading down to a gravelled area, planted shrub and flower borders, gated side access leading to a timber frame storage shed which has power and lighting. There is also another gate after the shed which allows access to the driveway and front of the property.

**PARKING**

Off street parking for two cars.

# 4 Dalton Close, Driffield, YO25 6YE

A very spacious and well presented property brought to the market for a variety of potential buyers. 4 Dalton Close offers three bedrooms with stunning south facing garden and is perfectly positioned in a quiet cul-de-sac close to the local town centre. Offering turn key ready accommodation which is neutral throughout, viewings are essential and will not disappoint!

The property briefly comprises:- entrance hall, WC, kitchen, lounge/dining area, conservatory, first floor landing, three bedrooms, shower room, garden 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.

