



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Overs Over
£260,000

19 Easingwood Way,
Drifffield, YO25 5PJ



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 11'8 (3.58m) x 6'5 (1.96m)

Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 5'5 (1.66m) x 6'9 (2.07m)

Opaque window to the front aspect, built in storage cupboard, tiled splash back, low flush WC, sink with pedestal, vinyl flooring and radiator.

OFFICE- 9'3 (2.82m) x 9'6 (2.91m)

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

LOUNGE- 18'6 (5.66m) x 12'0 (3.66m)

French doors to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 16'0 (4.90m) x 11'0 (3.38m)

Door to the side aspect, window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for white goods, plumbing for washing machine, built in eye-level oven, electric hob, extractor fan, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Built in cupboard, stairs leading to the second floor landing, fitted carpets, radiator and power points.

BEDROOM ONE- 13'4 (4.07m) x 12'3 (3.73m)

Windows to the front aspect, fitted wardrobes and drawers, fitted carpets, radiator and power points.

EN-SUITE- 5'5 (1.66m) x 6'9 (2.06m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 14'6 (4.42m) x 11'11 (3.65m)
Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 8'1 (2.48m) x 11'0 (3.37m)
Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'6 (2.29m) x 6'5 (1.96m)
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, vinyl flooring, radiator and extractor fan.

SECOND FLOOR LANDING

Fitted carpets and power points.

BEDROOM FOUR- 16'1 (4.91m) x 13'8 (4.17m)
Window to the front, velux windows to the rear aspect, fitted carpets, radiator and power points.

EN-SUITE- 5'6 (1.68m) x 7'11 (2.43m)
Velux window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM FIVE- 9'11 (3.04m) x 6'3 (1.91m)
Velux window to the rear fitted carpets, radiator and power points.

GARDEN

Notth East facing garden which is mainly laid with lawn, patio area to the immediate rear, planted trees and shrubs, timber fencing and gated side access.

GARAGE

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

PARKING

Off street parking for two cars.

19 Easingwood Way, Driffield, YO25 5PJ

DESCRIPTION

A substantial five bedroom detached property, 19 Easingwood Way is a double-fronted home offering over 1700 square foot of well-proportioned accommodation. Arranged over three floors, it provides spacious and versatile living making it ideal for a wide variety of potential buyers. While the home would benefit from modernisation and cosmetic updating, it presents an excellent opportunity to create a property which is tailored to their own tastes and style. The generous layout and balanced design offers significant potential! The property briefly comprises:- entrance hall, WC, office, lounge, kitchen/diner, first floor landing with primary bedroom and en-suite, two additional bedrooms, bathroom, second floor landing with a further two bedrooms, one with en-suite, rear garden, detached 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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