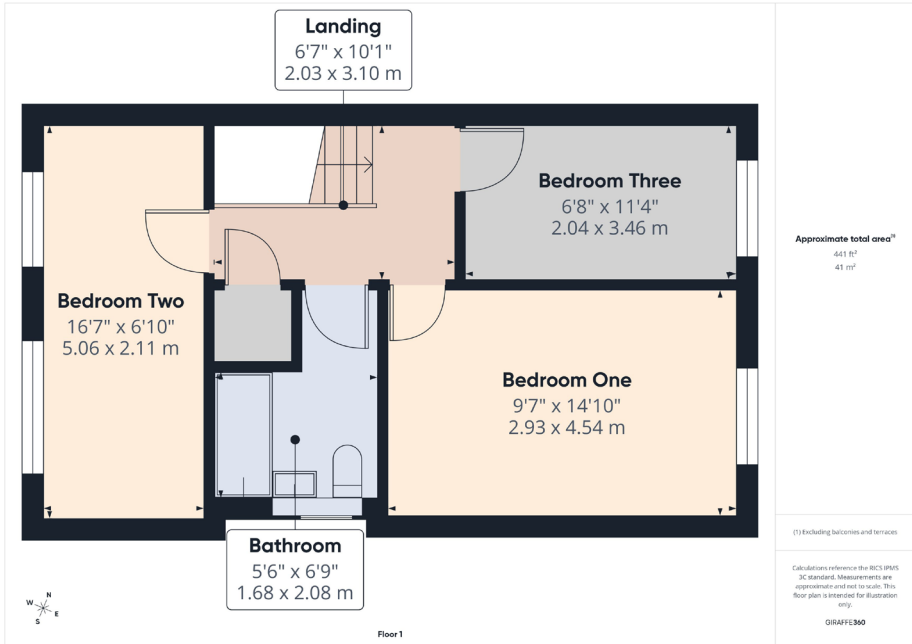




Asking Price
£215,000

**6 Fox Close,
Drifffield, YO25 5BU**

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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



6 Fox Close Drifffield, YO25 5BU

A beautifully presented three-bedroom semi-detached home. Fox Close is a modern, newly built property benefiting from off-street parking and a spacious layout, making it ideal for a variety of potential buyers. The home features a warm and cosy atmosphere throughout, while outside, the landscaped garden provides an attractive space. Combining contemporary living with affordability, this is a fantastic chance to own a stylish and well-maintained home.

The property briefly comprises:- entrance hall, WC, kitchen/dining area, lounge, first floor landing with three bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Drifffield 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- 6'5 (1.97m) x 18'0 (5.49m)

Door and window to the front aspect, stairs leading to the first floor landing, understairs cupboard, wood effect laminated flooring, radiator and power points.

WC- 2'11 (0.90m) x 5'8 (1.75m)

Inset spotlights, tiled splash back, wall mounted sink, low flush WC, wood effect laminated flooring, radiator and extractor fan.

KITCHEN/DINING AREA- 10'1 (3.10m) x 18'2 (5.56m)

Window to the front and side aspect, inset spotlights, cupboard housing the gas boiler, a range of wall and base units, sink with drainer unit, plumbing for dishwasher and washing machine, integrated fridge/freezer, built in eye-level double oven, gas hob with stainless steel splash back, wood effect laminated flooring, radiator and power points.

LOUNGE- 17'3 (5.27m) x 11'6 (3.52m)

French doors and window to the rear aspect, wood effect laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING

Built in cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 9'7 (2.93m) x 14'10 (4.54m)

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

BEDROOM TWO- 16'7 (5.06m) x 6'10 (2.11m)

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

BEDROOM THREE- 6'8 (2.04m) x 11'4 (3.46m)

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

BATHROOM- 5'6 (1.68m) x 6'9 (2.08m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower attachment and glass shower screen, wood effect vinyl flooring, heated towel rail, extractor fan and shaving point.

GARDEN

East facing garden which is beautifully maintained by the vendor and is laid with lawn, patio area to the immediate rear of the property, decking area to the bottom of the garden ideal for seating, planted flowers and shrubs, timber fencing and gated side access.

PARKING

Two off street parking spaces.