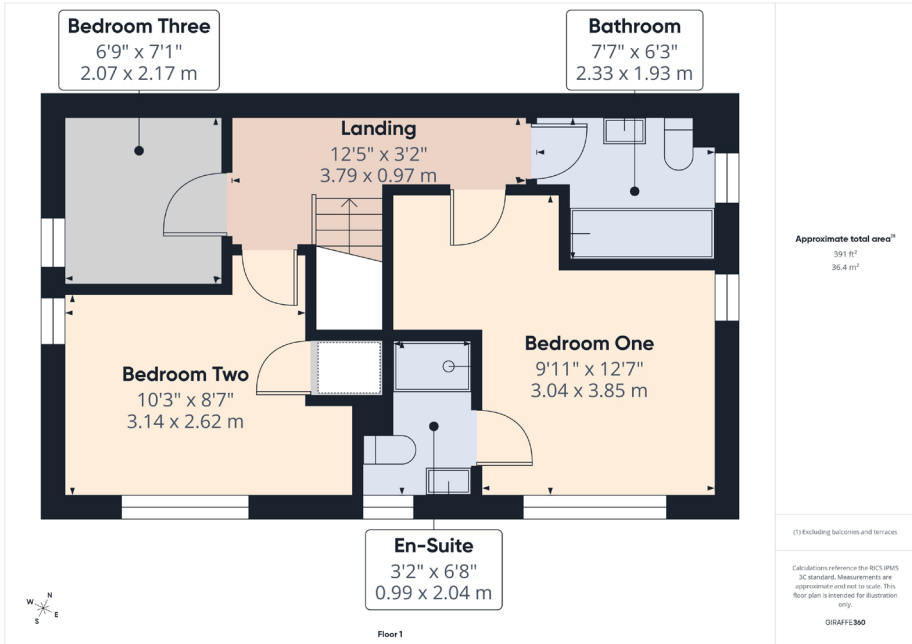
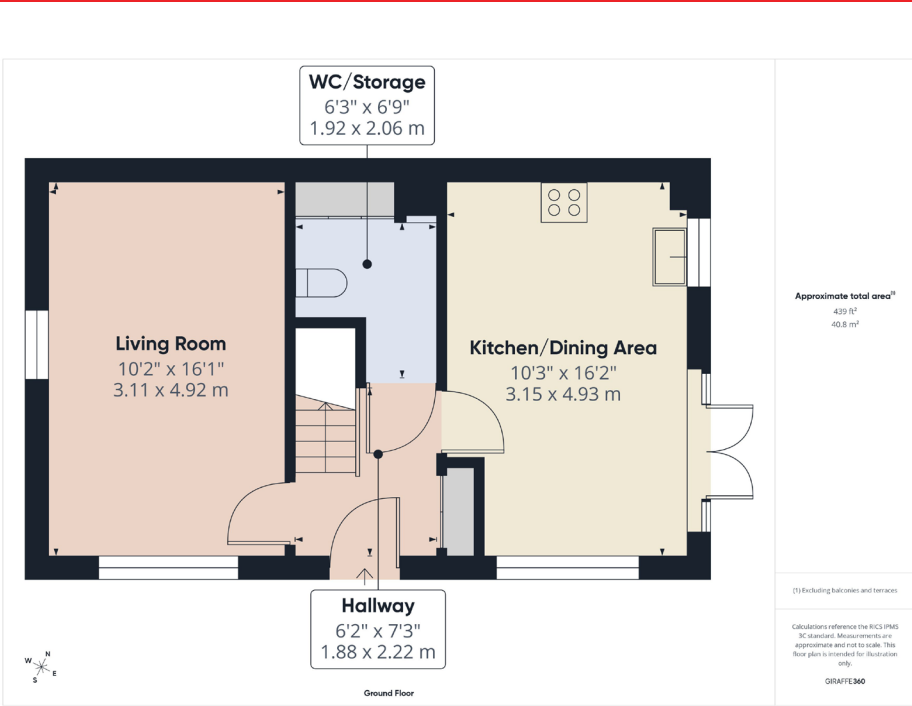




Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price
£250,000

1 Arnell Grove,
Drifffield, YO25 5GA

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 'C'.

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.



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Dee Atkinson & Harrison



1 Arnell Grove, Drifffield, YO25 5GA

DESCRIPTION

A perfect opportunity to purchase this beautifully presented three-bedroom detached home, 1 Arnell Grove is offered to the market in immaculate condition and clearly well cared for by the current owners. Occupying a desirable corner plot with an attractive walled garden, this bright and spacious property offers modern living throughout. The heart of the home is the open-plan kitchen and dining area, ideal for everyday family life. The well-proportioned living accommodation is light and airy, creating a warm and welcoming atmosphere. The property is perfectly suited to first-time buyers, growing families, or those looking to take the next step up the property ladder. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. The property briefly comprises:- entrance hall, lounge, WC, open plan kitchen/dining area, first floor landing with primary bedroom and en-suite, a further two additional 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- 6'2 (1.88m) x 7'3 (2.22m)

Inviting entrance with composite door to the front aspect, built in storage cupboard, stairs leading to the first floor landing, panelled walls, LVT flooring and power points.

LOUNGE- 10'2 (3.11m) x 16'1 (4.92m)

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

OPEN PLAN KITCHEN/DINING AREA- 10'3 (3.15m) x 16'2 (4.93m)

Modern kitchen/dining area with French doors leading out to the garden to side aspect, windows to the front and side, cupboard housing the gas boiler, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built in eye-level oven, electric hob with splash back and extractor fan, LVT flooring and power points.

WC/STORAGE CUPBOARD- 6'3 (1.92m) x 6'9 (2.06m)

Understairs storage cupboard, additional floor to ceiling cupboards, combined two in one wash basin and WC, heated towel rail, LVT flooring and extractor fan.

FIRST FLOOR LANDING

Panelled walls, fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 9'11 (3.04m) x 12'7 (3.85m)

Windows to the front and side aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 3'2 (0.99m) x 6'8 (2.04m)

Opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, walk in shower with tiled wall, vinly flooring, radiator and extractor fan.

BEDROOM TWO- 10'3 (3.14m) x 8'7 (2.62m)

Double bedroom with window to the front and side aspect, built in storage cupboard, partially panelled walls, fitted carpets, radiator and power points.

BEDROOM THREE- 6'9 (2.07m) x 7'1 (2.17m)

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

BATHROOM- 7'7 (2.33m) x 6'3 (1.93m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, radaitor and extractor fan.

GARDEN

Well proportioned, walled, North-East facing garden which is laid with lawn, patio area for seating, raised beds borders, gravelled area and gated rear access.

PARKING

Two allocated parking spaces.