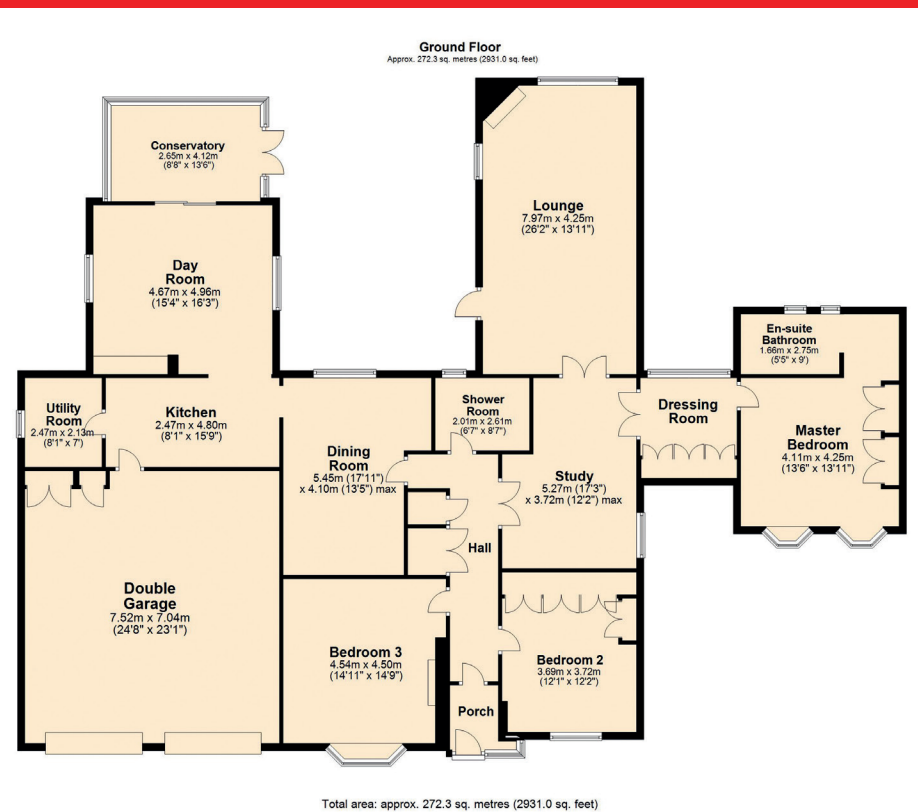


£399,950

'Kiernan'
Horsefair Lane,
Little Driffield

SERVICES

Mains water, drainage and electricity are connected to the property. Central heating is from an oil fired boiler located in the garage.

TENURE

The property is held under freehold title and vacant possession will be given upon completion.

COUNCIL TAX

The property is currently shown in the Council Tax Property Banding list in valuation band E.

VIEWING

Strictly by appointment only with the Sole Agents 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.



56 Market Place, Driffield | 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



Kiernan, Horsefair Lane, Little Driffield YO25 5XB

DESCRIPTION
True bungalows don't come much bigger or better than this! Having been extended and improved over the years by various owners, the property now offers extensive and versatile accommodation that also provides further potential for extending the accommodation into the large roof space. The rooms are all generously proportioned and can be configured to suit the needs of large or small families and even two generations of a family. The fully double glazed accommodation is available with no upward chain and has PVCu double glazing and oil heating as well as underfloor heating in the day room and conservatory that is run from the log burner.

LOCATION
Little Driffield lies on the western outskirts of the Market Town of Driffield and is arguably one of the most sought after locations due to its accessibility to the Town's many amenities and the by-pass that affords effortless commuting to the larger Towns and Cities in the area.



THE ACCOMMODATION COMPRISES

PORCH
With wall light point.

HALL
With built-in cloaks cupboard, double radiator, single radiator, airing cupboard, meter cupboard and thermostat for the central heating.

DINING ROOM
With wood flooring, coving to the ceiling, double radiator and open archway to:

KITCHEN
Fitted with an attractive range of light oak Shaker style kitchen units including base, wall and drawer units, granite work surfaces and integral appliances including a Bosch electric oven, SMEG microwave, Bosch integrated fridge and dishwasher, five ring calor gas hob, ceramic tiled floor, larder cupboard, inset sink with mixer tap and double radiator.

DAY ROOM
The day room is open plan to the kitchen and benefits from underfloor heating to the ceramic tiled floor run from the log burner that is set in an exposed brick inglenook style fireplace, inset ceiling spotlights, TV aerial point and thermostatic control for the underfloor heating. Rebated sliding doors open into:

CONSERVATORY
The conservatory also benefits from underfloor heating to the ceramic tiled floor with its own thermostatic control. Double doors open onto the patio and there are two wall light points.

UTILITY ROOM
With ceramic tiled floor, double stainless steel sink with mixer tap, base cupboards, space and plumbing for an automatic washing machine, built-in cupboards with maple affect doors, dual flush low-level WC.

STUDY
With wood floor covering, two radiators and coving to the ceiling. Double doors lead off to:

LOUNGE
With featured corner enclosed fire, French door to the patio, TV aerial point, coving to the ceiling, radiator and inset ceiling picture lights.

DRESSING ROOM
The dressing room forms the entrance into the master suite and is fitted with an excellent range of wardrobes and drawers.

MASTER BEDROOM
With fitted wardrobes providing hanging and storage space, fitted dressing table with vanity mirror and light over. TV aerial point, telephone point and radiator.

EN-SUITE BATHROOM
With encased bath, low-level WC, vanity wash hand basin, double radiator, chrome heated towel rail, fully tiled walls and wood flooring, coving to the ceiling and extractor fan

BEDROOM TWO
Fitted with an excellent range of wardrobes providing hanging and storage space with overhead lockers and dressing table. Wood flooring and double radiator.

BEDROOM THREE
With fireplace fitted with a living flame gas fire, two radiators, coving to the ceiling, TV aerial point.

SHOWER ROOM
With three-piece white suite including corner shower cubicle, dual flush low-level WC, pedestal wash hand basin, double radiator, ceramic tiled floor and fully tiled walls.

DOUBLE GARAGE
With twin electric remote operated roller shutter doors, fitted storage cupboards, power and light connected, fixed staircase leading off to the extensive attic space that is boarded, has power and light connected and also houses the main controls for the CCTV that is included in the sale.

OUTSIDE
The property stands back from the road behind a good sized expanse of front garden. There are two gated drives and a central lawn with honeycomb concrete base allowing it to be driven over without damaging the lawn. The main drive offers hard standing for several cars and also gives access to the large double garage. The second gravelled drive gives access to a detached single garage. This garage has an adjoining PVCu greenhouse and two wooden garden sheds.

Also to the rear is an enclosed expanse of ornamental garden featuring patios, planted beds, raised beds and borders. The lawn to the rear is kept in check by the included robot mower that trims the grass daily.