



## Dead Lane, Bainton, YO25 9NN

SUPERB INDIVIDUAL NEW BUILD DETACHED PROPERTY - HIGH SPECIFICATION - VILLAGE LOCATION - OPEN VIEWS TO REAR - FOUR BEDROOMS - EN SUITE SHOWER ROOM - INTEGRAL GARAGE - AIR SOURCE HEATING - UNDERFLOOR HEATING TO GROUND FLOOR - BUILDERS WARRANTY AND ARCHITECT CERTIFICATE - A MUST SEE!

**Offers In The Region Of £390,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Dead Lane, Bainton, YO25 9NN

## DESCRIPTION

### Overview

A superb individual new build detached property situated within the delightful Wolds village of Bainton, only 6 miles from the Wolds market town of Driffeld. The property is finished to a very high specification and has the benefit of a builders warranty and architects certificate.

Located 11 miles from Beverley and 28 miles to the historic city of York, Bainton is an ideal village for commuters and access to the beautiful East Yorkshire coastline. Facilities within the village include a popular restaurant and tea room and St Andrews Anglican Church.

The property is approached along a gravel driveway with access to the single garage with a pathway leading to the front entrance door. The welcoming hallway is light and airy with a picture window over the contemporary staircase. The cloakroom is located to the front of the property with a modern white two piece suite with navy cabinetry. The utility is also accessed from the hallway with a range of base and wall units with navy fronts and work surface over, space and plumbing for a washing machine and a door to the single garage. The fabulous kitchen/ding space is located beyond the hallway with a range of fitted base and wall units with complementary Granite worksurfaces over, a range of integrated appliances to include double oven, induction hob inset into the island with extractor hood over, microwave, dishwasher, fridge and freezer and an underslung sink completes the kitchen. The kitchen flows into the living space via two openings, situated at the rear of the property the living space benefits from bi fold doors to the rear aspect which allow unspoilt views of the garden and countryside beyond with a wood burning stove inset into a chimney breast creating a cosy space.

To the first floor the landing leads to the bedrooms and bathroom. Bedroom one is situated to the rear of the property with views over the surrounding countryside, with a modern en suite bathroom comprising of a two piece white suite with separate shower cubicle with mains shower, towel rail and roof light. There are two bedrooms overlooking the front aspect and a third which overlooks the side aspect. The house bathroom comprises of a free standing bath, separate shower cubicle with mains shower, wash basin, WC and heated towel rail.

The rear of the property comprises of a paved seating area and a seeded area of garden with a low fenced rear boundary to make the most of the open views beyond. The paved seating area continues along the side of the property with access via double doors to the garage which has an electric roller door, power and light, to the far side of the property is a pathway leading to the front.

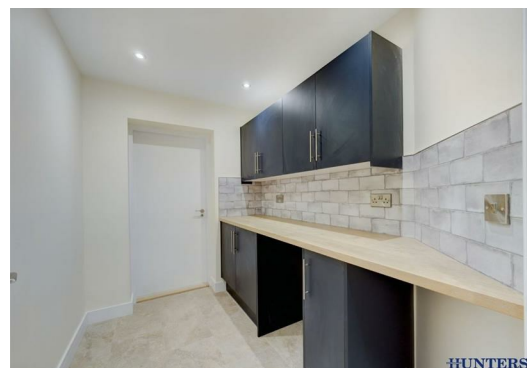
The property benefits from air source heating, double glazing and under floor heating throughout the ground floor.

### Material Information

Tenure Type; Freehold

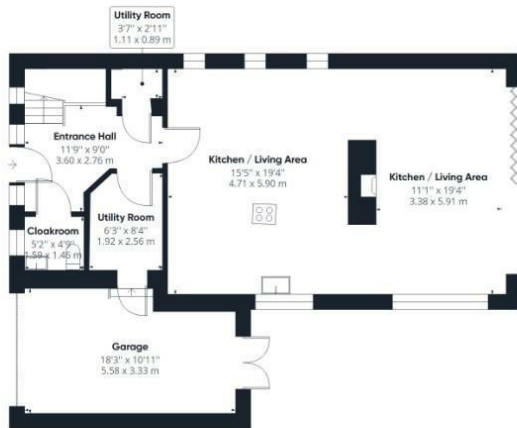
Council Tax Banding; TBC

EPC Rating; TBC









Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1811.24 ft<sup>2</sup>  
168.27 m<sup>2</sup>

**Reduced headroom**

127.11 ft<sup>2</sup>  
11.81 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

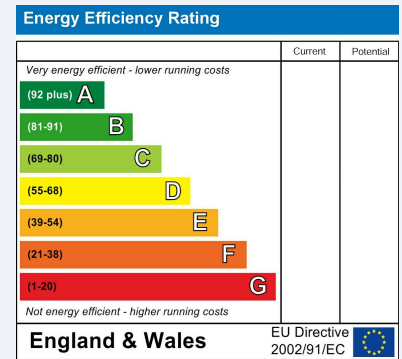
Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Pocklington & Market Weighton Office on 01759 487007 if you wish to arrange a viewing appointment for this property or require further information.

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