

Dee Atkinson & Harrison

Approximate total area¹
646.17 ft²
60.03 m²

(1) Excluding balconies and terraces

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

GRAPHIC360



Dee Atkinson & Harrison

Approximate total area¹
447.58 ft²
41.58 m²

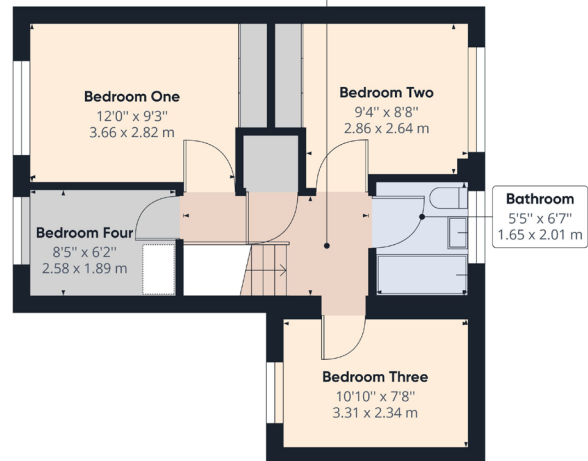
(1) Excluding balconies and terraces

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GRAPHIC360

Ground Floor Building 1

Landing
10'7" x 5'8"
3.25 x 1.75 m



Floor 1 Building 1



Guide Price
£262,500

6 Elizabeth Drive,
Driffield, YO25 6XY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 3'7 (1.09m) x 5'0 (1.55m)

Door and window to the front aspect, coving and laminated flooring.

LOUNGE- 14'9 (4.52m) x 15'7 (4.77m)

Window to the front aspect, coving, stairs leading to the first floor landing, wall mounted electric fireplace, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 10'0 (3.06m) x 15'8 (4.79m)

Window to the side and rear aspect, double doors to the rear aspect, understairs storage cupboard, a range of wall and base units, tiled splash back, sink with drainer unit, integrated dishwasher, integrated fridge, gas hob, electric oven, extractor hood, laminated flooring, radiator and power points.

UTILITY- 10'10 (3.31m) x 3'9 (1.15m)

Door to the rear aspect, laminated flooring, radiator and power points.

CLOAKROOM- 5'10 (1.80m) x 3'7 (1.12m)

Opaque window to the rear aspect, low flush WC, sink with pedestal, tiled splash back, laminated flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Coving, storage cupboard housing the combi-boiler, fitted carpets and power points.

BEDROOM ONE- 12'0 (3.66m) x 9'3 (2.82m)

Window to the front aspect, coving, built in fitted wardrobes with sliding doors, fitted AC unit, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 9'4 (2.86m) x 8'8 (2.64m)

Window to the rear aspect, coving, built in fitted wardrobes with sliding doors, fitted AC unit, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 10'10 (3.31m) x 7'8 (2.34m)

Window to the front aspect, radiator, TV point and power points.

BEDROOM FOUR- 8'5 (2.58m) x 6'2 (1.89m)

Window to the front aspect, coving, radiator and power points.

BATHROOM- 5'5 (1.65m) x 6'7 (2.01m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, 'P' shaped bath with mixer taps and over head shower attachment, laminated flooring, heated towel rail and extractor fan.

INTEGRAL GARAGE- 17'1 (5.22m) x 8'7 (2.63m)

Electric roller door with internal door to the rear leading into the utility room, plumbing for washing machine, space for white good, power and lighting.

GARDEN

Well maintained garden which is mainly laid to lawn, plant and shrub borders, patio area ideal for seating and entertaining, side access and outside tap. There is also a timber summerhouse to the rear garden which would be perfect for enjoying the afternoon sun.

PARKING

Off street parking for multiple cars.

6 Elizabeth Drive, Driffield, YO25 6XY

DESCRIPTION

****NO ONWARD CHAIN****This four bedroom home is being brought to the market in fantastic condition making it an impressive family home. 6 Elizabeth Drive has been altered and upgraded throughout to make it a more spacious and modern home. Sitting in a popular area close to town, this is the perfect opportunity to acquire something move in ready. The property briefly comprises:- entrance porch, lounge, kitchen/dining area, utility space, cloakroom, integral garage, first floor landing with four bedrooms and family bathroom, rear garden with a summerhouse 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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