



Dee Atkinson Harrison

Approximate total area*
444.37 sq ft
41.28 m²

*Excluding balconies and terraces

We have every attempt to be made to ensure accuracy. All measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DRAPF360

Dee Atkinson Harrison

Approximate total area*
357.91 sq ft
33.25 m²

*Excluding balconies and terraces

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DRAPF360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£168,950

40 Eastfield Road,
Driffield, YO25 5EZ

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 'A'.

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



40 Eastfield Road, Driffield, YO25 5EZ

DESCRIPTION

Brought to the market in pristine condition, 40 Eastfield Road is a three bedroom end terrace situated in close proximity to town centre. Having been enhanced and updated throughout to a lovely standard, this charming property has made a fantastic family home. Benefitting from off street parking (which is a rarity to find in a terrace property) and three good size bedrooms, viewings are a must to avoid missing out!

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, rear hallway, downstairs bathroom, first floor landing, three bedrooms, garden 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4'3 (1.32m) x 3'11 (1.20m)

Door to the front aspect, stairs leading to the first floor and fitted carpets.

LOUNGE- 15'1 (4.62m) x 12'2 (3.71m)

Large window to the front aspect, coving, understairs storage cupboard, beautiful exposed brick fireplace with multi-fuel log burner and stone hearth, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 8'3 (2.51m) x 16'5 (5.01m)

Window to the rear and side aspect, coving, wall mounted boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, space for dryer, electric oven, gas hob, laminated flooring, radiator and power points.

HALLWAY- 3'0 (0.93m) x 6'0 (1.85m)

Door to the side aspect and laminated flooring.

DOWNSTAIRS BATHROOM- 6'9 (2.08m) x 5'11 (1.82m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower attachment, wall mounted storage cupboard, laminated flooring and radiator.

FIRST FLOOR LANDING

Fitted carpets and loft access.

BEDROOM ONE- 11'5 (3.49m) x 16'9 (5.11m)

Well proportioned bedroom with window to the front aspect, storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 12'1 (3.70m) x 8'2 (2.51m)

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

BEDROOM THREE- 8'2 (2.49m) x 8'1 (2.49m)

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

GARDEN

A wonderfully presented north facing garden which benefits from a lean to area perfect for outdoor entertaining. There is also a patio walk way to the side access with storage shed and greenhouse. To the rear of the lawned area stands a roofed, timber pergola ideal for barbecuing. The lawn is bordered by established trees, shrubs and plants.

PARKING

Off street parking for one car.

