

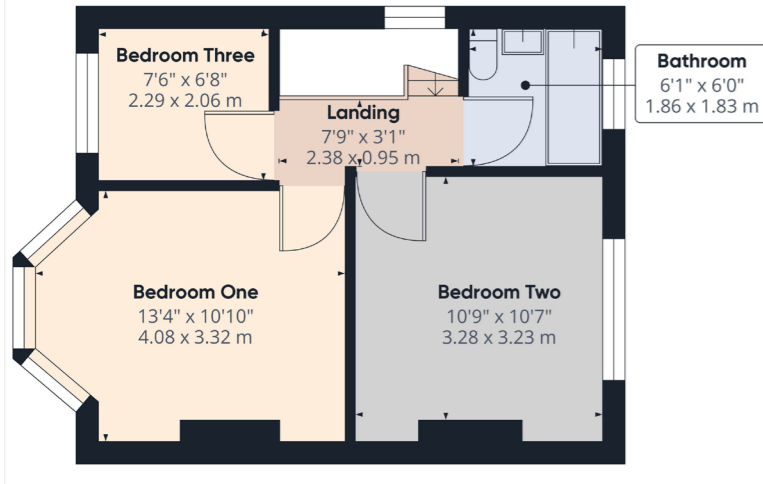
Dee Atkinson & Harrison

Approximate total area*
506.59 sq ft
47.06 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.

DRAPF360



Dee Atkinson & Harrison

Approximate total area*
370 sq ft
34.37 m²

(1) Excluding balconies and terraces

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DRAPF360



Asking Price
£225,000

4 Park Avenue,
Driffield, YO25 5EJ

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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4 Park Avenue, Drifffield, YO25 5EJ

DESCRIPTION

4 Park Avenue is a traditional three bedroom semi-detached property built in 1938. Brought to the market in immaculate condition, this property must be viewed to appreciate its style and modern look. Boasting a large south facing garden which would be ideal for those who enjoy entertaining, it also benefits from a beautiful and cosy feel the moment you step foot through the door.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, first floor landing with three bedrooms, family bathroom, rear garden, single detached garage 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- 9'4 (2.86m) x 5'8 (1.73m)

Welcoming entrance hall with door and window to the front aspect, picture rail, stairs leading to the first floor landing, vinyl flooring, radiator, telephone point and power points.

LOUNGE- 13'5 (4.10m) x 11'11 (3.65m)

Beautifully presented living space with bay window to the front aspect, picture rail, exposed brick feature fireplace, vinyl flooring, radiator, TV point and power points.

DINING ROOM- 10'8 (3.25m) x 17'10 (5.44m)

Formal dining room with window to the rear and side aspect, picture rail, understairs cupboard, feature fireplace with tiled hearth and surround, vinyl flooring, radiator and power points.

KITCHEN- 13'10 (4.22m) x 8'9 (2.68m)

Impressive and elegant kitchen with door and window to the rear aspect, window to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for dishwasher and washing machine, space for fridge, space for freezer, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 7'9 (2.38m) x 3'1 (0.95m)

Window to the side aspect, picture rail and fitted carpets. There is also access to the loft.

BEDROOM ONE- 13'4 (4.08m) x 10'10 (3.32m)

Double primary bedroom with stunning bay

window to the front aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM TWO- 10'9 (3.28m) x 10'7 (3.23m)

Currently used as a home gym, another double bedroom with window to the rear aspect, picture rail, fitted shelving, fitted carpets, radiator and power points.

BEDROOM THREE- 7'6 (2.29m) x 6'8 (2.06m)

Currently used as a dressing room with window to the front aspect, picture rail, fitted carpets, radiator and power points.

BATHROOM- 6'1 (1.86m) x 6'0 (1.83m)

Well appointed with window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring and heated towel rail.

GARDEN

Fabulous south facing garden which is mainly laid to lawn, gravelled area, large patio area to the immediate rear, planted shrub borders, timber fencing and hedge ensuring security and side gate access to the front.

GARAGE

Single detached garage with up and over door, power and lighting.

PARKING

Gravel and concreted driveway with off street parking for two/three cars.

