



Approximate total area<sup>(1)</sup>  
778.57 ft<sup>2</sup>  
72.33 m<sup>2</sup>

(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.

GIRAFFE360



**Asking Price**  
**£210,500**

**63 Bracken Road,**  
**Drifffield, YO25 6UP**



**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 'B'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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 HALL- 4'11 (1.52m) x 8'2 (2.51m)**  
 New composite door to the front aspect, window to the front aspect, built in storage cupboard, vinyl flooring, radiator, telephone point and power points.

**LOUNGE/DINING ROOM- 19'7 (5.97m) x 9'9 (2.99m)**  
 Spacious and homely living/dining room with bay window to the front aspect, coving, vinyl flooring, radiator, TV point and power points.

**KITCHEN- 10'1 (3.08m) x 14'11 (4.56m)**  
 Extended kitchen with door to the rear aspect, window to the side and front aspect, inset spotlights, a range of wall and base units with splash back, sink with drainer unit, plumbing for dishwasher and washing machine, space for fridge/freezer, electric oven, gas hob, extractor hood, laminated flooring, vertical anthracite radiator and power points.

**HALLWAY- 5'11 (1.81m) x 3'3 (1.00m)**  
 Inner hallway with built in storage cupboard, vinyl flooring and power points. There is also access to the loft.

**BEDROOM ONE- 11'11 (3.66m) x 8'11 (2.72m)**  
 Double bedroom with window to the rear aspect, coving, a range of built in wardrobe and cupboards, vinyl flooring, radiator, TV point and power points.

**BEDROOM TWO- 8'8 (2.66m) x 9'2 (2.80m)**  
 French doors to the rear leading into the sun room, vinyl flooring, radiator and power points.

**SUNROOM- 10'11 (3.34m) x 10'2 (3.10m)**  
 Fantastic addition to the property with French doors to the rear aspect, windows to all three sides, wood style laminate flooring, radiator, electric panel heater, telephone point and power points.

**BATHROOM- 8'0 (2.45m) x 5'6 (1.70m)**  
 Modern and stylish bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and built in vanity unit, 'P' shaped panelled bath with over head shower attachment, glass shower screen and wet wall boarding, heated towel rail and vinyl flooring.

**GARDEN**  
 Lovely presented east facing garden which is in a 'lock up and go' condition. It has a beautiful decking area leading on from the sunroom, partially gravelled, patio, raised flower beds, gated access to the rear and side and outside tap.

**GARAGE- 17'0 (5.18m) x 8'3 (2.51m)**  
 Single detached garage with roller door, side pedestrian door with window, power and lighting.

**PARKING**  
 Off street parking for one car.

# 63 Bracken Road, Driffield, YO25 6UP

63 Bracken Road is a immaculatey kept, two bedroom semi-detached bungalow. The current owner has done some upgrading throughout to create a more modern and comtemporay living space. Situated in a popular area close to the local town centre and boasting a corner plot, this inviting and beautifully presented home is move in ready. The property briefly comprises:- entrance hall into a lounge/dining room, hallway leading to the kitchen, two double bedrooms and sunroom. There is an external garden with detached single garage 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.

