



Dee Atkinson & Harrison

Approximate total area*
815.62 ft²
75.77 m²

(1) Excluding balconies and terraces

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

DRAPFEM30



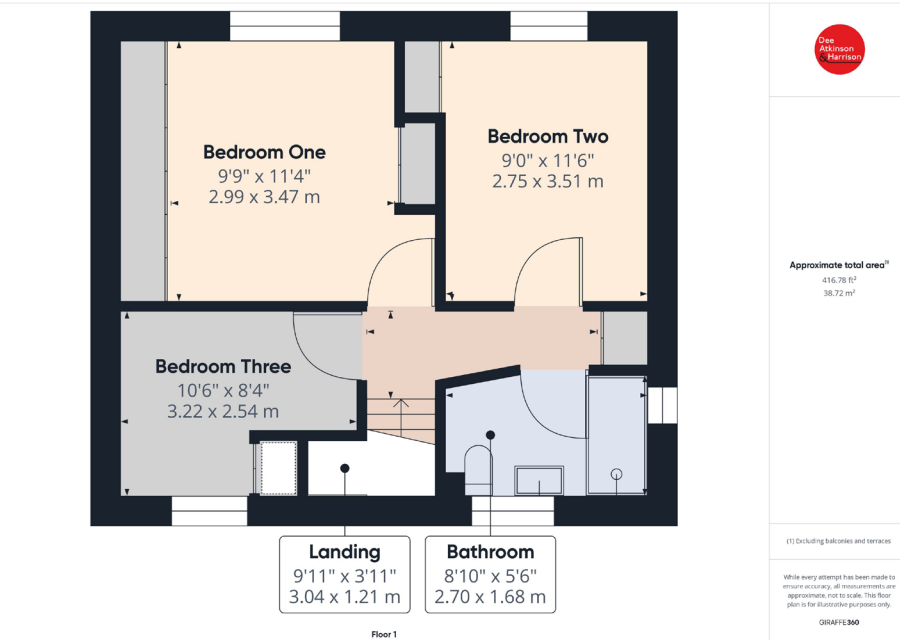
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Approximate total area*
416.78 ft²
38.72 m²

(1) Excluding balconies and terraces

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DRAPFEM30



Asking Price
£195,000

**71 Auchinleck Close,
Driffield, YO25 9HE**

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 '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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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71 Auchinleck Close, Driffield, YO25 9HE

DESCRIPTION
71 Auchinleck sits on a generous size plot offering three/ four bedrooms. This semi-detached property would make a delightful starter home for a first time buyer or someone looking to downsize. It offers versatile accommodation with the additional reception room downstairs currently being used as a bedroom. Located in a popular residential area just on the outskirts of Driffield, viewings are highly recommended to appreciate this sizeable and competitively priced home. The property briefly comprises:- entrance hall, lounge, conservatory, kitchen/dining room, utility room, cloakroom, additional reception room, first floor landing with three bedrooms and shower room. There is a rear garden and ample 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
Spacious entrance hall with door and window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LOUNGE- 13'9 (4.19m) x 12'11 (3.94m)
Cosy and modern lounge with French doors to the rear aspect, coving, feature log burning stove with stone hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

CONSERVATORY- 9'8 (2.97m) x 10'6 (3.21m)
Lovely addition with French doors to the rear aspect, windows to all three sides, vinyl flooring, radiator and power points.

KITCHEN/DINING ROOM- 8'11 (2.73m) x 19'11 (6.09m)
Open plan kitchen/dining room with window to the front and rear aspect, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for dishwasher, electric double oven with electric hob, extractor hood, laminated flooring, radiator and power points.

UTILITY ROOM- 7'11 (2.42m) x 11'7 (3.53m)
Spacious utility room with door to the side aspect, window to the front aspect, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for American style fridge/freezer, laminated flooring, radiator and power points.

CLOAKROOM
Opaque window to the front aspect, partially tiled walls, low flush WC, sink with vanity unit, laminated flooring, radiator and extractor fan.

BEDROOM FOUR/ADDITIONAL RECEPTION ROOM- 12'0 (3.67m) x 8'1 (2.49m)
Versatile reception room which is currently used as a fourth bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

FIRST FLOOR LANDING
Storage cupboard and fitted carpets.

BEDROOM ONE- 9'9 (2.99m) x 11'4 (3.47m)
Double primary bedroom with window to the rear aspect, coving, built in wardrobes with sliding doors, additional built in cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 9'0 (2.75m) x 11'6 (3.51m)
Another double bedroom with window to the rear aspect, coving, built in cupboard, fitted carpets, radiator and power points.

BEDROOM THREE- 10'6 (3.22m) x 8'4 (2.54m)
Window to the front aspect, coving, built in cupboard, fitted carpets, radiator and power points.

SHOWER ROOM- 8'10 (2.70m) x 5'6 (1.68m)
Stylish shower room with opaque window to the front and side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower cubicle, tiled flooring, heated towel rail and extractor fan.

GARDEN
Well proportioned West facing garden which is mainly laid to lawn, Indian stone seating area to the rear with garden shed, timber fencing making it a fully secured garden and gated side access.

PARKING
Block paving driveway with off street parking for three cars.

