



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price
£160,000

17a Middle Street North,
Driffield, YO25 6ST

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 'E'.

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- 3'0 (0.93m) x 3'8 (1.13m)

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

KITCHEN/BREAKFAST AREA- 13'3 (4.05m) x 14'9 (4.50m)

Light and bright with windows to the rear and side aspect, inset spotlights, understairs storage, tiled splash back, a wall mounted gas boiler, a range of wall and base units with pull out kitchen larder, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine and additional white goods, electric oven, gas hob, extractor hood, tiled flooring with underfloor heating, radiator and power points.

LOUNGE- 17'1 (5.23m) x 13'9 (4.21m)

Spacious lounge with windows to the front and side aspect, coving, gas fire with marble hearth and wooden surround, exposed floorboards, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'9 (2.07m) x 5'6 (1.70m)

Stairs leading to the second floor landing, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 12'0 (3.68m) x 13'1 (4.01m)

Generous primary bedroom with large bay window to the front and side aspect, two storage cupboards, exposed floorboards, radiators, TV point and power points.

EN-SUITE- 5'8 (1.75m) x 8'2 (2.49m)

Modern and roomy en-suite with inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in fully tiled shower, vinyl flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'5 (3.20m) x 9'8 (2.95m)

Window to the side aspect, fitted shelving, built in storage cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

FAMILY BATHROOM- 4'4 (1.32m) x 12'2 (3.71m)

Opaque window to the rear aspect, built in storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal panelled bath with overhead shower attachment, vinyl flooring and radiator.

SECOND FLOOR LANDING- 3'7 (1.11m) x 2'6 (0.78m)

Built in storage cupboard and fitted carpets.

BEDROOM THREE- 11'10 (3.62m) x 11'8 (3.57m)

Additional double bedroom with window to the front and side aspect, ample built in storage cupboards with sliding doors, fitted carpets, radiator and power points.

EXTERNALLY

Externally to the rear there is a large concrete yard. The neighbouring property at number 16 has the right of vehicle access over the yard.

17a Middle Street North, Driffield, YO25 6ST

DESCRIPTION

17a Middle Street North is a three bedroom townhouse located just a stones throw away from all local amenities. Stretching to over 1100 square feet, this charming and unique property is a gem you wouldnt want to miss. Full of character the property offers high ceilings and spacious rooms throughout and is well worth a viewing.

The property briefly comprises:- entrance hall into the kitchen/breakfast area, lounge, first floor landing with two double bedrooms, one with en-suite, family bathroom, second floor landing with additional bedroom and yard to the rear.

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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