



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	73 C
39-54	E		
21-38	F		
1-20	G		



Asking Price
£175,000

3 George Street,
Drifffield, YO25 6RA

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 6'0 (1.84m) x 13'11 (4.25m)
Spacious and bright entrance hall with door to the front aspect, coving, dado rail, stairs leading to the first floor landing, tiled flooring, radiator and power points. There is also access to the cellar which has been partially blocked off.

HALLWAY- 10'6 (3.21m) x 4'5 (1.37m)
Inner hallway with built in storage cupboard, dado rail, black and red quarry tiles and door leading to:

ENCLOSED COURTYARD- 10'7 (3.23m) x 18'2 (5.56m)
A large enclosed courtyard which has power and drainage.

STORAGE- 8'11 (2.73m) x 9'10 (3.00m)
Separate storage cupboard with lighting.

BEDROOM TWO/RECEPTION ROOM- 13'9 (4.19m) x 13'10 (4.24m)
Double bedrooms which is currently used as a work space with large window to the front aspect, partially panelled walls, fireplace with wooden surround, laminated flooring, radiator and power points.

WET ROOM- 8'8 (2.67m) x 7'5 (2.27m)
Opaque window to the side aspect, partially tiled walls, tiled splash back, sink with vanity unit and radiator. Could easily be fully converted into a fully functioning en-suite with drainage.

FIRST FLOOR LANDING
Split landing with access to the roof terrace, dado rail, fitted carpets, radiator and power points. The stairs continue up to the second floor landing.

BATHROOM- 7'11 (2.43m) x 10'11 (3.34m)
Opaque window to the side aspect, wooden panelled walls, partially tiled, tiled splash back, four piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, corner bath, storage cupboard, laminated flooring and radiator.

UTILITY ROOM- 5'10 (1.78m) x 6'3 (1.93m)

Handy utility space with opaque window to the side aspect, wall mounted gas boiler, built in storage cupboard, worktop, plumbing for washing machine and additional space for other appliances, vinyl flooring and power points.

KITCHEN/BREAKFAST AREA- 13'2 (4.02m) x 13'11 (4.26m)
Window to the front aspect, tiled splash back, a range of walls and base units, one and a half sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for dishwasher, Flavel oven with electric hob, extractor hood, laminated flooring, radiator and power points.

LOUNGE/DINING ROOM-- 16'0 (4.73m) x 26'7 (8.10m)
Well proportioned and fabulous living space with window to the front aspect, coving, LED wall mounted light fittings, feature wall mounted gas fire, laminated flooring, radiators, TV point, telephone point and power points.

SECOND FLOOR LANDING
Window to the front aspect, dado rail, fitted carpets and power points.

BEDROOM ONE- 13'9 (4.20m) x 13'11 (4.26m)
Sizeable double bedroom with window to the front aspect, feature fireplace, built in wardrobes and wall units, fitted carpets, radiator and power points.

BEDROOM THREE- 15'6 (4.74m) x 14'0 (4.29m)
Another double bedroom with window to the front aspect, feature fireplace, fitted carpets, radiator and power points. There is a door leading to:

BEDROOM FOUR- 15'1 (4.60m) x 11'5 (3.50m)
A fourth double bedroom with window to the rear aspect, fitted carpets, TV point and power points. There is also loft access.

ROOF TERRACE
The current owners have added this split level roof terrace which is nice and private. It faces North and is a great area to sit and relax.

PARKING
On street parking.

3 George Street, Driffield, YO25 6RA

DESCRIPTION

Located in a prime location, 3 George Street is a unique and individual three/four bedroom end terrace. Offering versatile accommodation over three floors, this really deserves more than a passing glance. The property doesn't lack space and is a substantial size for a fantastic price. It could make a fabulous redevelopment opportunity or great for a family looking for an adaptable home.

The property briefly comprises:- entrance hall, downstairs bedroom with wet room, enclosed courtyard and storage room, first floor landing with family bathroom and access to the roof terrace. The stairs then lead you to the living/dining room and kitchen. On the second floor there are three additional double bedrooms.

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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