



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



**Asking Price**  
**£159,950**

**4 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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**Dee Atkinson & Harrison**





# 4 George Street, Driffield, YO25 6RA

## DESCRIPTION

4 George Street is a three bedroom mid terrace located right in the heart of the town centre. Having been recently re-decorated throughout to freshen up and with brand new fitted carpets, this property provides a blank canvas ready for any potential buyer to put their own stamp on it. Oozing with original features and tall ceilings, natural light floods throughout, viewings are essential to appreciate just how much space this home has to offer.

The property briefly comprises:- entrance hall, lounge, kitchen, hallway, bathroom, first floor landing with two bedrooms and WC, a second floor with an additional bedroom, rear garden and on 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- 18'0 (5.51m) x 3'4 (1.05m)

Composite door to the front aspect, picture rail, dado rail, fitted carpets, radiator and power points.

### LOUNGE- 12'0 (3.62m) x 12'10 (3.95m)

Bright a airy living space with bay window to the front aspect, coving, wall lights, original open feature fireplace which has tiled hearth and wooden surround, built in storage cupboard, fitted carpets, radiator, TV point and power points.

### KITCHEN- 10'0 (3.14m) x 11'10 (3.62m)

A modern and neutral kitchen with window to the rear aspect, picture rail, tiled splash back, a range of wall and base units. sink with drainer unit and mixer tap, integrated fridge/ freezer, electric oven, gas hob, extractor fan, tiled flooring, radiator and power points.

### HALLWAY- 3'0 (1.03m) x 7'7 (2.31m)

Rear entrance with door to the side aspect, dado rail, partially panelled walls, two storage cupboards and tiled flooring.

### BATHROOM- 8'0 (2.42m) x 7'4 (2.25m)

Opaque window to the side aspect, large storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with mixer tap and vanity unit, 'P' shaped bath with over head shower attachment and glass shower screen, tiled flooring and extractor fan.

### FIRST FLOOR LANDING- 4'0 (1.28m) x 6'0 (1.84m)

Fitted carpets.

### BEDROOM ONE- 12'0 (3.64m) x 13'9 (4.22m)

Double bedroom with window to the front aspect, picture rail, built in storage cupboard ideal for clothing, fitted carpets, radiator and power points.

### BEDROOM TWO- 10'0 (3.15m) x 7'9 (2.37m)

Another good size bedroom with window to the rear aspect, fitted carpets, radiator and power points.

### WC- 7'0 (2.16m) x 2'4 (0.75m)

Separate WC with opaque window to the rear aspect, tiled splash back, low flush WC, sink with vanity unit and mixer tap, laminated flooring, heated towel rail and vinyl flooring.

## SECOND FLOOR:

### BEDROOM THREE- 13'0 (4.11m) x 15'1 (4.61m)

Velux window to the front aspect, exposed beams, fitted radiators and power points.

## GARDEN

North facing garden which is easily maintainable with slate area to the rear, raised flower beds, brick outbuilding and gated side access.

## PARKING

On street parking.

