







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.

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk



Asking Price £159,950



Dee Atkinson & Harrison

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4 George Street, Driffield, YO25 6RA



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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 brielfy 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)

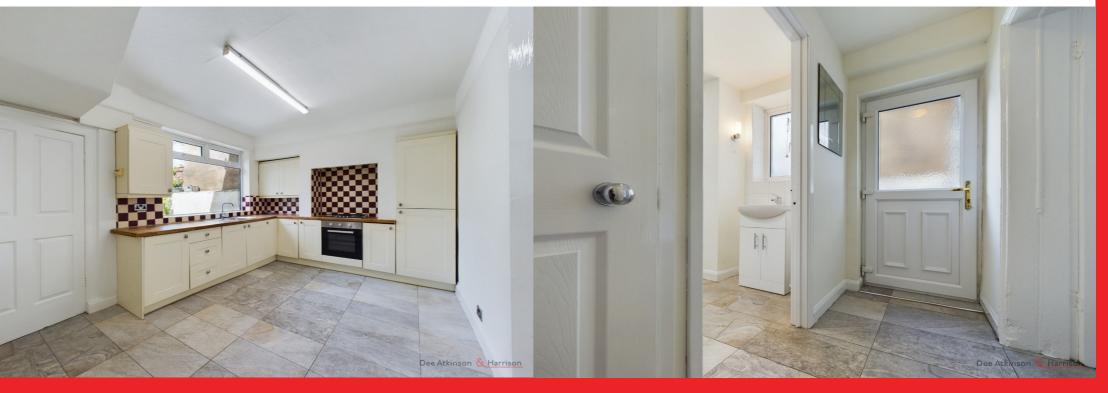
A modern and neutral kitchen with window to the rear aspect, picture rail, tiled splash Separate WC with opaque window to the back, a range of wall and base units. sink with rear aspect, tiled splash back, low flush WC, drainer unit and mixer tap, integrated fridge/ sink with vanity unit and mixer tap, laminated freezer, electric oven, gas hob, extractor fan, flooring, heated towel rail and vinyl flooring. 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 North facing garden which is easily maintainable with slate area to the rear, storage cupboard, partially tiled walls, three piece bathroom suite comprising: - low flush WC, sink with mixer tap and vanity unit, raised flower beds, brick outbuilding and 'P' shaped bath with over head shower gated side access. attachment and glass shower screen, tiled PARKING flooring and extractor fan.



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

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)

SECOND FLOOR:

Fitted carpets.

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

On street parking.