

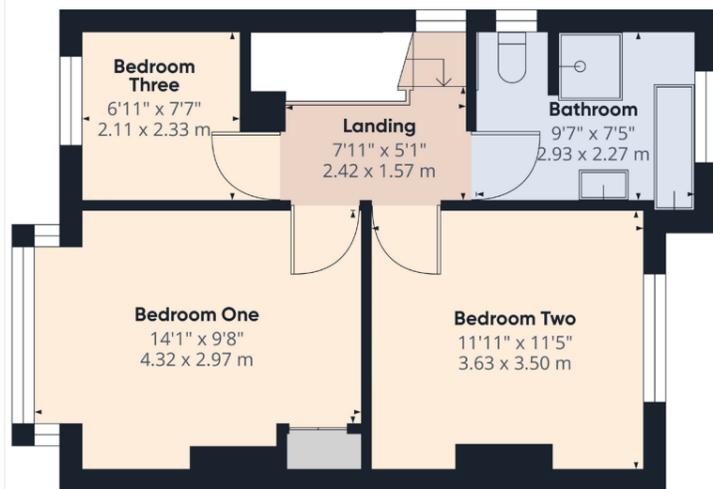
Dee Atkinson Harrison

Approximate total area\*  
526.57 sq ft  
48.92 m<sup>2</sup>

(\*) Excluding balconies and terraces

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

DIRAFPE360



Dee Atkinson Harrison

Approximate total area\*  
463.71 sq ft  
43.00 m<sup>2</sup>

(\*) Excluding balconies and terraces

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

DIRAFPE360



Offers In The Region Of  
**£244,995**

**7 Wold View Road North,  
Driffield, YO25 6RP**

**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 'B'.

**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		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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**Dee Atkinson & Harrison**



## 7 Wold View Road North, Driffield, YO25 6RP

Offered to the market with no chain, 7 Wold View Road North is a three bedroom semi-detached property. Located just a short walk to all local amenities and vibrant town centre, this well proportioned home offers an ideal blend of comfort and style. Flooded with natural light throughout, the property creates a warm and welcoming atmosphere the moment you step through the door.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, first floor landing with three bedrooms, bathroom, rear garden, detached garage with storage building 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- 13'8 (4.17m) x 6'5 (1.97m)

Inviting entrance hall with door and windows to the front aspect, stairs leading to the first floor landing, understairs storage cupboard, fitted carpets, radiator and power points.

### LOUNGE- 13'11 (4.26m) x 12'6 (3.84m)

Cosy living space with bay window to the front aspect, open fire with tiled hearth and wooden surround with mantel piece, fitted carpets, radiator, TV point and power points.

### DINING ROOM- 11'10 (3.62m) x 11'8 (3.57m)

Neutral decor with French doors to the rear aspect leading out to the garden, laminated wood effect flooring, radiator and power points. The dining room leads to:

### KITCHEN- 16'2 (4.94m) x 6'9 (2.07m)

Stylish and modern with door and window to the side aspect, additional window to the rear aspect, inset spotlight, cupboard housing the gas boiler, a range of shaker style wall and base units with drawers, one and a half sink with drainer unit, mixer tap with pull out hose, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, radiator and power points.

### FIRST FLOOR LANDING- 7'11 (2.42m) x 5'1 (1.57m)

Window to the side aspect, fitted carpets and power points.

### BEDROOM ONE- 14'1 (4.32m) x 9'8 (2.97m)

Spacious double bedroom with window to the front aspect, built in fitted wardrobes, fitted carpets,

radiator, TV point and power points.

### BEDROOM TWO- 11'11 (3.63m) x 11'5 (3.50m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

### BEDROOM THREE- 6'11 (2.11m) x 7'7 (2.33m)

Window to the front aspect, fitted carpets, radiator and power points.

### BATHROOM- 9'7 (2.93m) x 7'5 (2.27m)

Well proportioned family bathroom with opaque window to the rear aspect, window to the side aspect, inset spotlights, tiled splash back, four piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, freestanding back to wall bath with mixer tap, shower cubicle with multi-jets, vinyl flooring, heated towel rail and extractor fan. There is also access to the loft.

### GARDEN

West facing, easily maintainable garden which is mainly laid to artificial grass, patio area to the immediate rear, planted flower and shrub borders and gated side access to the driveway and garage.

### GARAGE- 13'6 (4.13m) x 8'5 (2.57m) / 5'5 (1.67m) x 2'7 (0.81m)

Single detached garage with up and over door, power and lighting. There is also a brick built storage shed which attaches onto the garage and with access via the garden.

### PARKING

Off street parking for multiple cars.