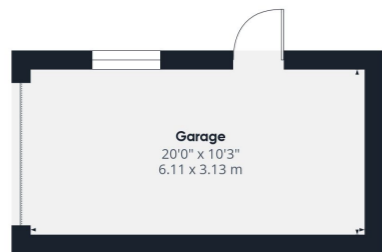


Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
732.16 ft²
68.02 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Dee Atkinson & Harrison

Asking Price
£158,000

31 Greenlands,
Driffield, YO25 5HY



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.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 4'1 (1.26m) x 6'5 (1.97m)

Door to the front aspect, built in storage cupboard housing the boiler, fitted carpets, radiator, power points.

LOUNGE- 15'11 (4.85m) x 10'2 (3.12m)

Well proportioned lounge engulfed with natural light with large window to the front aspect, electric fireplace, fitted carpets, radiator, TV point, telephone point and power points.

KITCHEN- 8'1 (2.47m) x 8'9 (2.69m)

Door and window to the side aspect, tiled partially tiled walls, a range of wall and base units, sink with drainer unit, space for fridge/freezer, space for a cooker, plumbing for washing machine, laminated flooring, radiator and power points.

HALLWAY- 6'9 (2.08m) x 3'8 (1.13m)

Built in storage cupboard and fitted carpets.

BEDROOM ONE- 11'8 (3.56m) x 9'6 (2.91m)

Double bedroom with ample space for furniture, window to the rear aspect over looking the garden, fitted carpets, radiator and power points.

BEDROOM TWO- 7'9 (2.37m) x 9'7 (2.93m)

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

BATHROOM- 6'10 (2.10m) x 5'5 (1.67m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- traditional low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel radiator and extractor fan.

GARDEN

Beautifully maintained, north facing garden which is private and serene. There is a patio area to the immediate rear which is ideal for enjoying a morning coffee as well. The garden is mainly laid to lawn with the possibility of adding a hidden vegetable patch behind the garage. The garden is secure with timber fencing and gated side access to the driveway.

GARAGE- 20'0 (6.11m) x 10'3 (3.13m)

Up and over door to the front aspect, side pedestrian door, window to the side aspect, power and lighting.

PARKING

Off street parking for multiple cars.

31 Greenlands, Driffield, YO25 5HY

DESCRIPTION

31 Greenlands is the perfect property for someone looking to put their own stamp on it. With no onward chain and endless possibilities, this would make the perfect starter home or for someone looking to downsize. Located in a well regarded area, this two double bedroom bungalow is close to schools, the lesiure centre and the delightful market town. Don't miss out, arrange your viewing today!

The property briefly comprises:- spacious entrance hall, lounge, kitchen, two double bedrooms, bathroom, rear garden, detached garage, off street parking and gravelled front garden.

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.

