



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£180,000

17 York Road,
Little Drifffield, YO25 5XA

SERVICES
Oil fired central heating, mains electric, water and sewage.

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



17 York Road, Little Driffield, YO25 5XA

DESCRIPTION

17 York Road is a two bedroom end terrace which has undergone refurbishment to improve throughout. The vendor has done a beautiful job of transforming this into a bright and welcoming home. Over looking the village pond, this property would be ideal for any first time buyer looking to get on the property ladder as well as investors.

The property briefly comprises:- entrance porch leading to an open plan lounge/dining space, extended kitchen, first floor landing with two double bedrooms and family bathroom. To the rear is a north facing garden and on street parking.

LOCATION

Little Driffield is one of the most popular villages in the YO25 area. It is a small unspoilt village that is very well placed for access onto Driffield Bypass and all the facilities in Driffield town including the railway station that offers a regular service to Hull and onward to London via a direct service with Hull Trains.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH- 3'11 (1.21m) x 3'2 (0.98m)

Door to the front aspect, coving and laminated flooring.

LOUNGE/DINING AREA- 10'10 (3.32m) x 11'11 (3.65m) / 9'11 (3.04m) x 10'6 (3.22m)

Window to the front aspect which over looks the pond, window to the side aspect, coving, exposed beam, stairs leading to the first floor, laminated flooring, radiator and power points.

KITCHEN- 13'2 (4.02m) x 11'5 (3.48m)

Door to the rear aspect, windows to both side aspects and rear, exposed beam, boiler, a range of wall and base units, tiled splash back, sink with drainer unit, space for washine machine, space for fridge/freezer, space for additional white goods, electric hob, electric oven, extractor fan, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 10'10 (3.05m) x 5'1 (1.57m) x 5'1 (1.57m)

Storage cupboard and power points.

BEDROOM ONE- 10'11 (3.34m) x 11'10 (3.62m)

Window to the front and side aspect, coving, radiator, TV point and power points.

BEDROOM TWO- 13'1 (3.99m) x 11'3 (3.45m)

Windows to rear and side aspect which allows lots of natural light into the room, coving, radiator and power points.

BATHROOM- 7'7 (2.32m) x 6'7 (2.03m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large walk in shower cubicle which is fully tiled, storage cupboard housing the water tank, laminated flooring and radiator.

GARDEN

Fully enclosed, north facing garden which is mainly laid to lawn, patio seating area, outside storage which is integrated into the property, patio area and oil tank.

PARKING

On street parking.