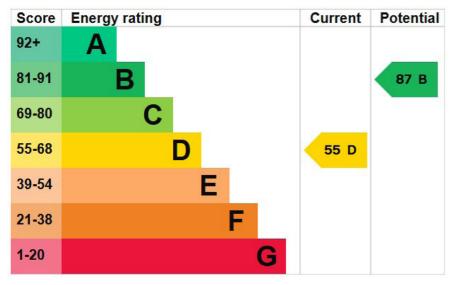




Bedroom One 10'11" x 11'10' 3.34 x 3.62 m Landing 10'0'' x 5'1'' 3.05 x 1.57 m



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.

Asking Price £180,000



Dee Atkinson & Harrison

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17 York Road, Little Driffield, YO25 5XA



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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 investers.

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)

fully tiled, storage cupboard housing the Door to the rear aspect, windows to both water tank, laminated flooring and radiator. side aspects and rear, exposed beam, boiler, a range of wall and base units, tiled splash back, sink with drainer unit, space for GARDEN washine machine, space for fridge/freezer, space for additional white goods, electric Fully enclosed, north facing garden which is mainly laid to lawn, patio seating area, hob, electric oven, extractor fan, laminated flooring, radiator and power points. outside storage which is integrated into the property, patio area and oil tank.

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)

Opague 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

PARKING

On street parking.