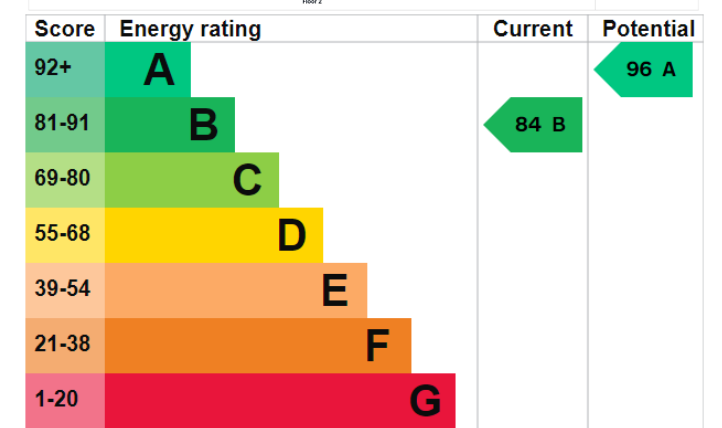
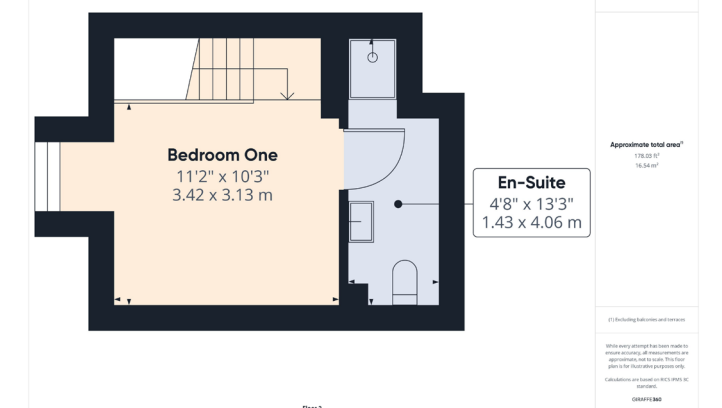
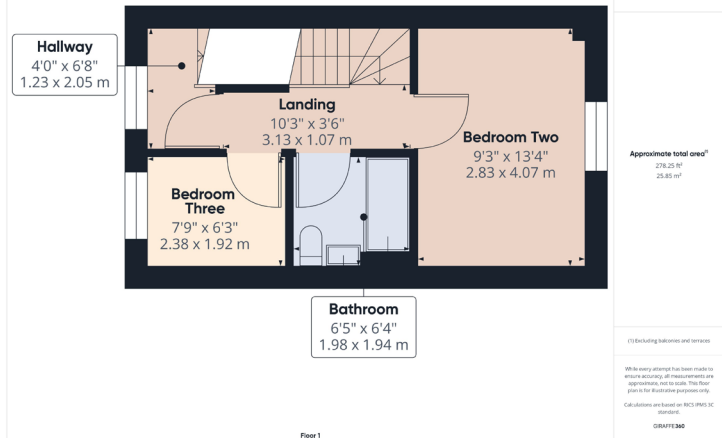
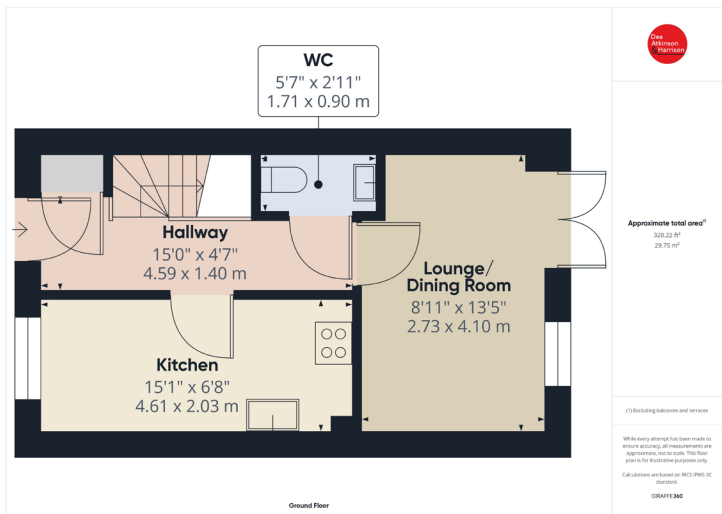




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
Freehold, vacant possession on 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.



Asking Price
£185,000

**2 Collinson Close,
Drifffield, YO25 5AS**



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Dee Atkinson & Harrison



2 Collinson Close, Drifffield, YO25 5AS

2 Collinson Close is a wonderfully presented three bedroom mid terrace. Boasting two bathrooms and allocated off street parking, this is the perfect starter home for a first time buyer to get on the property ladder or make a great home for someone wanting to downsize without compromising on space.

The property briefly comprises:- entrance hall, cloakroom, kitchen, lounge/dining area, first floor landing with two bedrooms and family bathroom. To the second floor is the primary bedroom with en-suite, rear garden and off street parking for one car.

LOCATION

Drifffield 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- 15'0 (4.59m) x 4'7 (1.40m)

Door to the front aspect, built in storage cupboard, stairs leading to the first floor landing, fitted carpets, radiator and power points.

CLOAKROOM- 5'7 (1.71m) x 2'11 (0.90m)

Low flush WC, sink with pedestal and tiled splash back, vinyl flooring, radiator and extractor fan.

LOUNGE/DINING AREA- 8'11 (2.73m) x 13'5 (4.10m)

Currently used as a dining room with French doors and window to the rear aspect, fitted carpets, radiators, TV point and power points.

KITCHEN- 15'1 (4.61m) x 6'8 (2.03m)

Window to the front aspect, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 10'3 (3.13m) x 3'6 (1.07m)

Fitted carpets and power points.

BEDROOM TWO- 9'3 (2.83m) x 13'4 (4.07m)

Used as a living space but is bedroom two with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 7'9 (2.38m) x 6'3 (1.92m)

Window to the rear aspect, fitted carpets, radiator

and power points.

BATHROOM- 6'5 (1.98m) x 6'4 (1.94m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, vinyl flooring, radiator and extractor fan.

HALLWAY LEADING TO SECOND FLOOR- 4'0 (1.23m) x 6'8 (2.05m)

Window to the front aspect, stairs leading to the second floor, fitted carpets, radiator and power points.

BEDROOM ONE- 11'2 (3.42m) x 10'3 (3.13m)

Double primary bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

EN-SUITE- 4'8 (1.43m) x 13'3 (4.06m)

Velux window to the rear aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, vinyl flooring, radiator and extractor fan. There is also access to the eaves creating additional storage.

GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing ensuring it's fully secure with gated access.

PARKING

Off street parking for one car.