

Approximate total area⁽¹⁾
970.69 ft²
90.18 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.

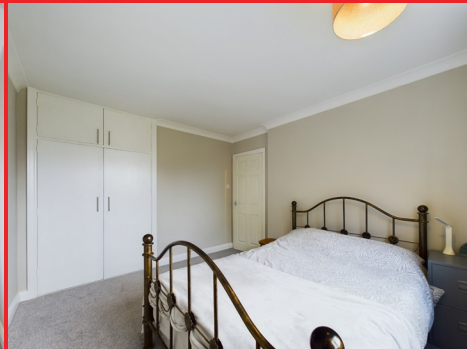
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Guide Price
£260,000

80 Lowndes Park,
Drifffield, YO25 5BG



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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		67 D	85 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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80 Lowndes Park, Drifffield, YO25 5BG

Beautifully appointed, 80 Lowndes Park has undergone a renovation to create a well presented and contemporary two bedroom detached bungalow. Move in ready and neutral throughout, the property boasts a well proportioned plot in a sought after area close to the local town centre.

The property briefly comprises:- entrance porch, entrance hall, lounge, kitchen/breakfast area, two double bedrooms, bathroom, rear garden, single garage and ample off street parking with garden to the front.

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:-

PORCH

Door to the front aspect and tiled flooring.

ENTRANCE HALL

Door to the front aspect, airing cupboard, storage cupboard, power points and loft access.

LOUNGE- 12'0 (3.66m) x 20'10 (6.37m)

A bright and airy living room with large bay window to the front aspect, window to the side aspect, fitted carpets, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 13'4 (4.08m) x 11'11 (3.65m)

Sleek kitchen and breakfast area with door and window to the rear aspect, velux window to the side aspect oozing in more natural light, tiled splash back, a range of fitted contrasting coloured wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, electric oven, electric hob, extractor hood, vinyl flooring, vertical radiator and power points.

BEDROOM ONE- 10'0 (3.05m) x 11'9 (3.60m)

Double bedroom with window to the front aspect, coving, built in storage

cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 9'7 (2.92m) x 11'9 (3.60m)

A secondary double bedroom with window to the rear aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 6'5 (1.97m) x 7'10 (2.40m)

Newly fitted and modern bathroom with opaque window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

North west facing mature garden which is mainly laid with lawn, patio to the immediate rear with footpath through the garden, planted shrubs and flowers with access to the front from both sides.

GARAGE- 9'3 (2.82m) x 19'3 (5.87m)

Electric up and over door, side pedestrian door, wall mounted gas boiler, power and lighting.

PARKING

Off street parking for two cars.