



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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 '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.



Guide Price
£195,000

87 Auchinleck Close,
Driffield, YO25 9HE



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Dee Atkinson & Harrison



87 Auchinleck Close, Drifffield, YO25 9HE

DESCRIPTION

A fantastic opportunity to purchase a well established property on a very popular development. 87 Auchinleck Close is a three bedroom semi-detached home which has been well maintained throughout by the current owner. Appealing to a wide range of buyers, this truly is value for money. Boasting a large rear garden which can be enjoyed all year round and the addition of a conservatory for extra space to the ground floor accommodation, this is not going to be on the market for long so a viewing is essential! The property briefly comprises:- entrance hall, lounge, open plan kitchen/breakfast area, conservatory, utility room, WC, study, first floor landing, three bedrooms, bathroom, rear garden and off street parking.

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- 6'6 (2.00m) x 13'7 (4.16m)

Spacious entrance with door and window to the front aspect, understairs storage cupboard, laminated flooring, radiator and power points.

LOUNGE- 13'0 (3.97m) x 13'3 (4.04m)

A lovely cosy living area with window to the rear aspect, laminated flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/BREAKFAST AREA- 19'10 (6.06m) x 8'11 (2.72m)

Well appointed kitchen/breakfast area with window to the front aspect, tiled splash back, a range of wall and base units with breakfast bar area, one and a half sink with drainer unit, plumbing for dishwasher, space for fridge, electric oven, electric hob, extractor hood, tiled flooring, radiator and power points.

CONSERVATORY- 9'9 (2.99m) x 9'3 (2.84m)

Great addition to the property which is in use at the moment as a dining space with French doors to the side aspect, windows to all three sides, tiled flooring, radiator and power points.

UTILITY ROOM- 11'6 (3.51m) x 2'10 (0.89m)

Door to the rear aspect, inset spotlights, plumbing for washing machine, space for additional white goods, tiled flooring, radiator and power points.

WC- 5'5 (1.67m) x 3'3 (1.01m)

Opaque window to the rear aspect, inset spotlights, low flush WC, wall mounted sink with splash back, tiled flooring and radiator.

STUDY- 7'10 (2.41m) x 5'6 (1.68m)

Currently used as a study/games room with window to the front aspect, built in storage cupboard which houses the gas boiler, fitted carpets, radiator, telephone point and power points.

FIRST FLOOR LANDING

Fitted carpets and access to the loft.

BEDROOM ONE- 11'5 (3.48m) x 13'7 (4.16m)

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

BEDROOM TWO- 11'5 (3.49m) x 8'10 (2.71m)

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

BEDROOM THREE- 8'1 (2.48m) x 10'6 (3.21m)

Window to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 7'10 (2.39m) x 8'7 (2.62m)

Opaque window to the side and front aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, free standing bath, shower cubicle, tiled flooring and radiator.

GARDEN

West facing garden which is mainly laid with lawn, patio area to the side aspect and rear, timber shed, planted flower and shrub borders and gated side access.

PARKING

Off street parking for one car.