



Asking Price
£170,000

3 Robson Rise,
Drifffield, YO25 5AP

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'.

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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3 Robson Rise, Drifffield, YO25 5AP

DESCRIPTION

Boasting one of the best plots on the street, 3 Robson Rise is a two bedroom semi-detached property which is brought to the market in immaculate condition both internally and externally. Situated on a fabulous corner plot and tucked away, the property was built by Linden Homes and still benefits from it's 10 year NHBC warrenty. With the house sitting on a adequate size plot, there could be room for extending subject to planning consent.

The property briefly comprises:- entrance hall, WC, kitchen, lounge/dining area, first floor landing with two double 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- 14'7 (4.47m)

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

WC- 5'4 (1.63m) x 2'11 (0.89m)

Tiled splash back, low flush WC, sink with pedestal, vinyl flooring, radiator and extractor fan.

KITCHEN- 10'9 (3.29m) x 6'5 (1.97m)

Well presented and modern kitchen area with window to the front aspect, cupboard housing the gas boiler, a range of sleek wall and base units, sink with drainer unit, space for fridge/freezer, pluming for washing machine, electric oven, gas hob, extractor fan, vinyl flooring, radiator and power points.

LOUNGE/DINING AREA- 15'4 (4.70m) x 13'3 (4.04m)

Very well presented living space with French doors and windows to the rear aspect, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 7'0 (2.15m) x 3'2 (0.98m)

Built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 9'6 (2.90m) x 13'1 (4.01m)

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

BEDROOM TWO- 9'4 (2.85m) x 13'1 (4.00m)

Another double bedroom with windows to the rear aspect, fitted caroets, radiator, TV point and power points.

BATHROOM- 7'0 (2.16m) x 6'3 (1.93m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail, extractor fan and shaving point.

GARDEN

Westerly facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing ensuring its fully secure with gated side access.

PARKING

Off street parking for two/three cars.