





Asking Price £170,000

3 Robson Rise, Driffield, YO25 5AP

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#### SERVICES

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

#### TENLIRE

The property is Freehold and offered with the benefit of vacant possession upon completion.

#### **COUNCIL TAX**

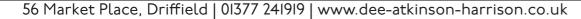
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

#### 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, Driffield, 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

Driffield 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)**

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 shower and glass shower screen, vinyl 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)

Door to the front aspect, stairs leading to the 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 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.

