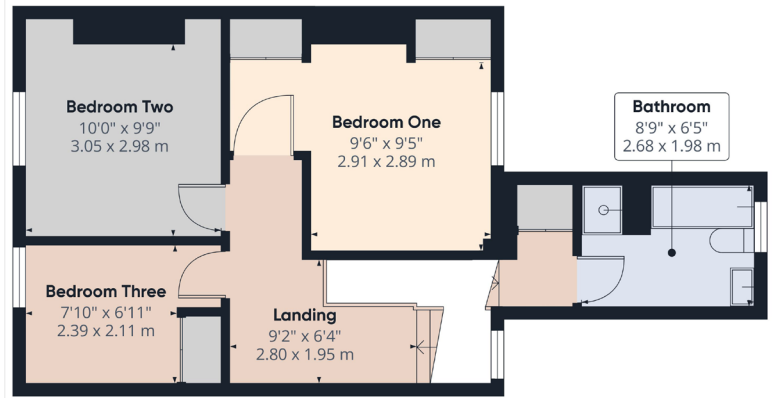


Ground Floor



Floor 1

Approximate total area⁹
497.83 ft²
46.25 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 BICSI IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with BICSI IPMS 3C.

GRAPPE360

Approximate total area⁹
463.14 ft²
41.17 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 BICSI IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with BICSI IPMS 3C.

GRAPPE360



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.



Offers In Region Of
£185,000

91 Victoria Road,
Drifffield, YO25 6UB



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Dee Atkinson & Harrison



91 Victoria Road, Drifffield, YO25 6UB

DESCRIPTION

Brought to the market with no onward chain, 91 Victoria Road is a period property boasting three bedrooms and has been well kept and maintained throughout. The main focal point of this property is the substantial garden that it has to offer which is perfect for entertaining and enjoying the summer months. Benefitting from spacious accommodation throughout, it would appeal to a variety of different buyers and is a short walk to all local amenities.

The property briefly comprises:- entrance hall, open plan living dining room, kitchen, first floor landing, three good size bedrooms, family bathroom, rear garden and on 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- 13'6 (4.12m) x 3'2 (0.97m)

Door to the front aspect, stairs leading to the first floor landing, exposed floorboards, radiator and power points.

OPEN PLAN LIVING/DINING ROOM- 23'3 (7.11m) x 11'0 (3.36m)

A beautifully bright and spacious living/ dining area with large bay window to the front aspect, coving, picture rail, built in storage cupboards, stone fireplace, radiator, fitted carpets, TV point and power points.

KITCHEN- 12'3 (3.73m) x 14'2 (4.34m)

Door and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/ freezer, plumbing for dishwasher, electric oven, electric hob, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 9'2 (2.80m) x 6'4 (1.95m)

Window to the rear aspect, built in storage cupboard, exposed floorboards and power points. There is also access to the loft.

BEDROOM ONE- 9'6 (2.91m) x 9'5 (2.89m)

Window to the rear aspect, fitted wardrobes and storage cupboards, fitted carpets, radiator and power points.

BEDROOM TWO- 10'0 (3.05m) x 9'9 (2.98m)

Window to the front aspect, laminated flooring, radiator and power points.

BEDROOM THREE- 7'10 (2.39m) x 6'11 (2.11m)

Window to the front aspect, built in storage cupboards, vinyl flooring, radiator and power points.

BATHROOM- 8'9 (2.68m) x 6'5 (1.98m)

Opaque window to the rear aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, shower cubicle, vinyl flooring, radiator and extractor fan. There is also loft acces.

GARDEN

West facing garden which is walled, mainly laid with lawn, patio area to the immediate rear and fully secure with gated side access. There is a brick shed to the rear of the garden which is great for storage and another brick outbuilding which has sliding doors, plumbing for washing machine, power and lighting. There is also an outside brick building with low flush WC.

PARKING

On street parking.