



Asking Price
£120,000

6 Exchange Street,
Drifffield, YO25 6LJ

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.



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DESCRIPTION

Brought to the market with no onward chain, 6 Exchange Street has had a re-fresh throughout and is move in ready. Appealing to a variety of potential buyers, the property is spacious throughout and competitively priced. Located right near the local town centre, viewings are essential as this is no anticipated to be on the market for long! The property briefly comprises:- entrance hall, lounge, kitchen, rear hallway, bathroom, first floor landing with two double bedrooms, 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- 3'1 (0.96m) x 8'6 (2.61m)

Door to the front aspect, coving, stairs leading to the first floor landing and radiator.

LOUNGE- 12'5 (3.81m) x 11'11 (3.66m)

Window to the front aspect, coving, gas fireplace with marble surround and wooden hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 12'5 (3.80m) x 8'1 (2.47m)

Window to the rear aspect, coving, pantry cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

REAR HALLWAY- 5'8 (1.75m) x 2'10 (0.87m)

Door to the side aspect, coving, fitted carpets and power points.

BATHROOM- 5'8 (1.74m) x 6'7 (2.01m)

Opaque window to the rear aspect, coving, 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, radiator and extractor fan.

FIRST FLOOR LANDING- 6'2 (1.88m) x 8'0 (2.45m)

Window to the rear aspect, coving, fitted carpets and power points.

BEDROOM ONE- 14'4 (4.39m) x 11'11 (3.64m)

Double bedroom with window to the front aspect, coving, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 9'10 (3.01m) x 8'1 (2.48m)

Another double bedroom with window to the rear aspect, coving, wall mounted gas boiler, built in wardrobes, fitted carpets, radiator and power points.

GARDEN

South east facing garden which is easily maintainable laid with patio, brick building to rear aspect which is ideal for storage, timber fencing and gated access.

PARKING

On street parking.