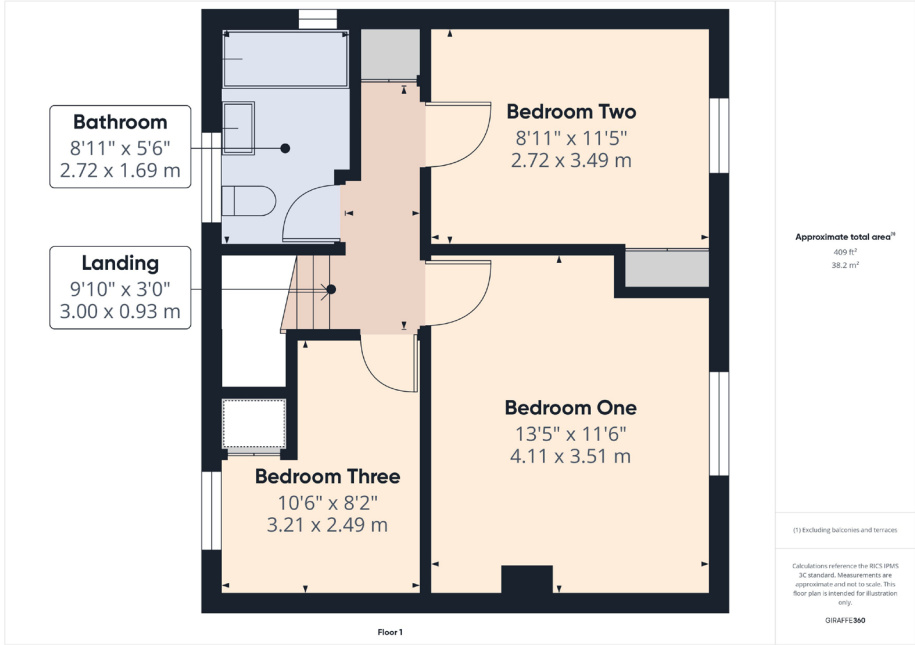
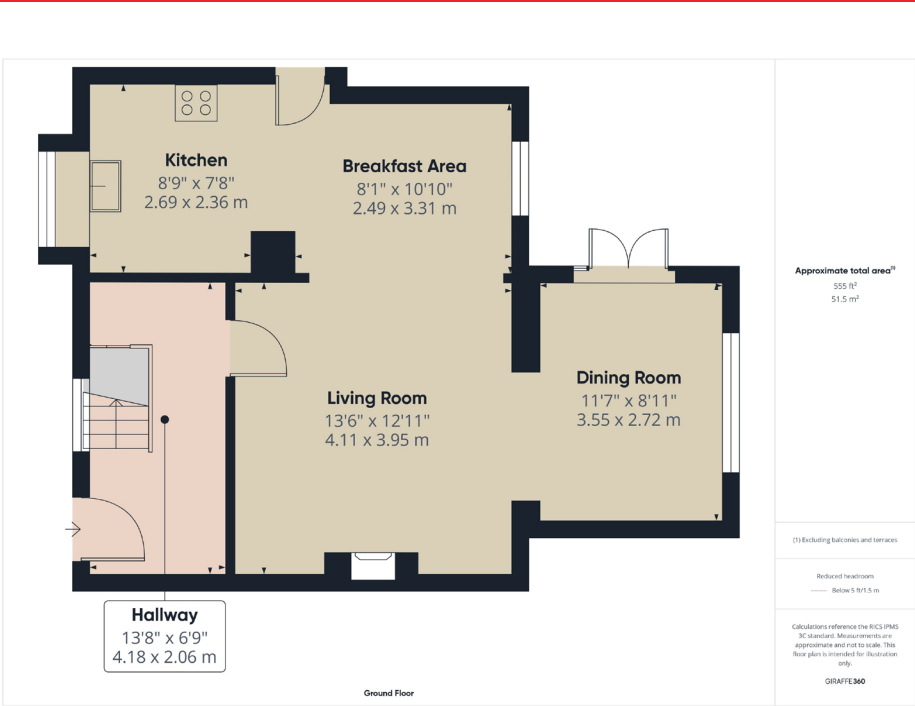




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



Asking Price
£195,000

144 Auchinleck Close,
Drifffield, YO25 9HF



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Dee Atkinson & Harrison



144 Auchinleck Close, Drifffield, YO25 9HF

Competitively priced, this beautiful three bedroom semi-detached property is brought to the market in immaculate condition. 144 Auchinleck Close offers modern day living throughout boasting spacious accommodation and has been meticulously upgraded by the current vendor to create a stunning space. Appealing to a variety of different buyers, the property sits on a good size plot in an established sought after location.

The property briefly comprises:- entrance hall, lounge, kitchen/breakfast area, dining room, first floor landing with three bedrooms, family 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- 13'8 (4.18m) x 6'9 (2.06m)

Door and window to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LOUNGE- 13'6 (4.11m) x 12'11 (3.95m)

Modern and cosy living area with gas fireplace marble hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 8'9 (2.69m) x 7'8 (2.36m)/8'1 (2.49m) x 10'10 (3.31m)

The focal point of the property is this stunning kitchen/breakfast area which has been upgraded. There is a door to the side aspect leading outside, window to the front, inset spotlights, panelled walls, partially tiled walls, a range of wall and base units with breakfast bar and hanging pendant lighting, one and a half sink with drainer unit, space for fridge/freezer, plumbing for dishwasher and washing machine, eye-level double oven, electric hob, extractor hood, laminated flooring, radiator and power points.

DINING ROOM- 11'7 (3.55m) x 8'11 (2.72m)

Separate dining space with French door to the side aspect, window to the rear aspect, laminated flooring, radiator, TV point and power points.

FIRST FLOOR LANDING- 9'10 (3.00m) x 3'0 (0.92m)

Built in storage cupboard, dado rail and

fitted carpets.

BEDROOM ONE- 13'5 (4.11m) x 11'6 (3.51m)

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

BEDROOM TWO- 8'11 (2.72m) x 11'5 (3.49m)

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

BEDROOM THREE- 10'6 (3.21m) x 8'2 (2.49m)

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

BATHROOM- 8'11 (2.72m) x 5'6 (1.69m)

Opaque window to the front and side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, laminated flooring and heated towel rail.

GARDEN

A large South facing garden which is in great condition and boasts a patio area to the immediate rear of the property, large lawned area, timber built shed, log cabin style building to the bottom of the garden, planted mature trees, flowers and shrubs and access from the side aspect.

PARKING

Off street parking for two cars.