

Dee Atkinson & Harrison

Approximate total area⁽¹⁾
413.91 Bt²
38.45 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.

GRAFT1360



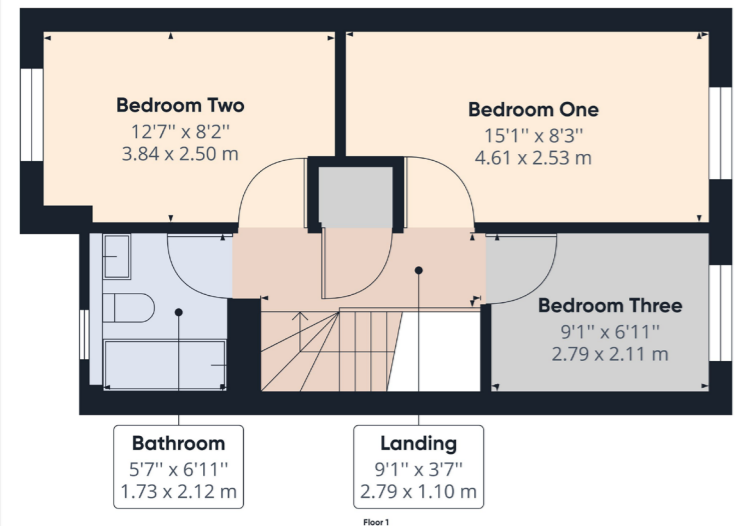
Dee Atkinson & Harrison

Approximate total area⁽¹⁾
373.37 Bt²
34.69 m²

(1) Excluding balconies and terraces

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GRAFT1360



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Asking Price
£200,000

2 Berriman Drive,
Driffield, YO25 5DX

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES

Understood to all be connected to mains.

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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2 Berriman Drive, Driffield, YO25 5DX

Constructed in 2019, 2 Berriman Drive is a three bedroom semi-detached property offering a modern and well proportioned house. Presented in turn key condition throughout, this would make a perfect home for someone wanting that bit of extra space inside and out. Sitting on the outskirts of town centre, this is a great home to acquire with no onward chain.

The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen/dining room, first floor landing with three bedrooms and family bathroom. There is also a 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**

Door to the front aspect, window to the side aspect, fitted carpets, radiator and power point.

CLOAKROOM- 4'5 (1.36m) x 3'3 (1.01m)

Low flush WC, sink with pedestal, partially tiled walls, laminated flooring and radiator.

LOUNGE- 18'3 (5.57m) x 11'11 (3.66m)

Window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 9'2 (2.80m) x 15'6 (4.73m)

Large double doors to the rear aspect, cupboard housing the boiler, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, gas hob, electric oven, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING

Built in storage cupboard, radiator, power points and loft access.

BEDROOM ONE- 15'1 (4.61m) x 8'3 (2.53m)

Window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 12'7 (3.84m) x 8'2 (2.50m)

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

BEDROOM THREE- 9'1 (2.79m) x 6'11 (2.11m)

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

BATHROOM- 5'7 (1.73m) x 6'11 (2.12m)

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

GARDEN

Well proportioned garden which is mainly laid to lawn, patio area, timber fencing, outside tap and gated side access.

PARKING

Off street parking for two cars.