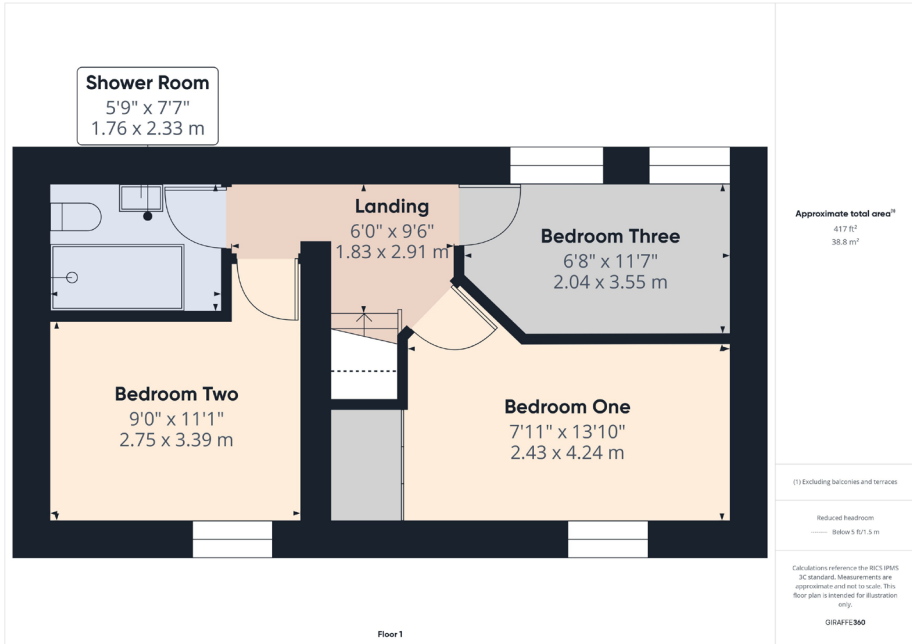
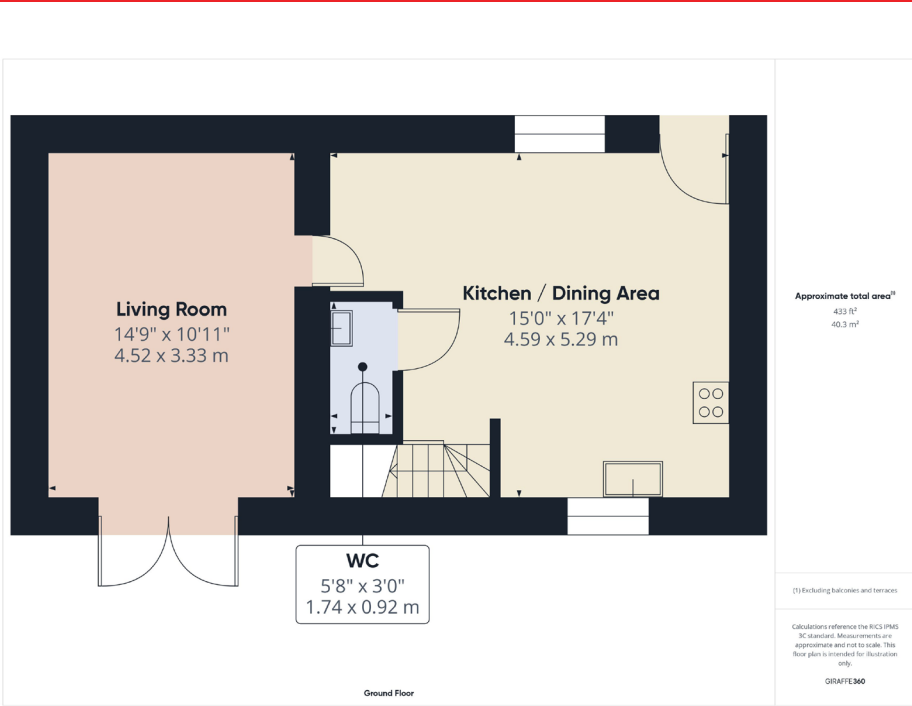




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 '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.



Asking Price
£230,000

3 Swaby Walk,
Driffield, YO25 6BL



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Dee Atkinson & Harrison



3 Swaby Walk, Driffield, YO25 6BL

DESCRIPTION

A great opportunity to purchase an exceptional property, 3 Swaby Walk is a three bedroom semi-detached home located just a stone's throw from the town centre. Brought to the market in excellent condition, the current vendors have made this house a home by putting their own personal touch onto it which creates a warm welcome the moment you step through the door. We highly recommend viewings to fully appreciate everything this property has to offer! The property briefly comprises:- entrance into an open plan kitchen/dining area, WC, lounge, first floor landing with three bedrooms, shower room, 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 INTO:

OPEN PLAN KITCHEN/DINING- 15'0 (4.59m) x 17'4 (5.029m)

Beautifully presented and modern with door and sash window to the front aspect, inset spotlights, stairs leading to the first floor landing, cupboard housing the gas combi-boiler, tiled splash back, a range of shaker style wall and base units, whit ceramic sink with pull down hose, integrated dishwasher, plumbing for washing machine, space for fridge/freezer,

WC- 5'8 (1.74m) x 3'0 (0.92m)

Inset spotlights, low flush WC, sin with pedestal and tiled splash back, vinyl flooring, heated towel rail and extractor fan.

LOUNGE- 14'9 (4.52m) x 10'11 (3.33m)

Light and bright living area with French doors to the rear aspect leading out to the garden, electric log burning, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'0 (1.83m) x 9'6 (2.91m)

Fitted carpet, radiator and power points.

BEDROOM ONE- 7'11 (2.43m) x 13'10 (4.24m)

Double bedroom with sash window to the

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

BEDROOM TWO- 9'0 (2.75m) x 11'1 (3.39m)

Sash window to the rear aspect, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM THREE- 6'8 (2.04m) x 11'7 (3.55m)

Dual aspect sash windows to the front, fitted carpets, radiator and power points.

SHOWER ROOM- 5'9 (1.76m) x 7'7 (2.33m)

Inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with pedestal, splash back and mixer tap, large fully tiled shower cubicle, vinyl flooring, heated towel rail and extractor fan.

GARDEN

West facing garden which is prodominantly laid with artificial grass making it easily maintainable, patio area to the immediate rear of the property, garden shed ideal for storage, planted flowers and shrubs along with timber fencing and gated side access leading to the parking.

PARKING

Off street parking for two cars.