



Asking Price
£180,000

2 Cherry Close,
Drifffield, YO25 6SL



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'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

2 Cherry Close is brought to the market in impeccable condition, having been upgraded and renovated by the current owner. Offering two double bedrooms and beautifully landscaped garden, the property is move in ready with a warm and cosy feel as soon as you step through the door. Located in a sought after area and close to the local town centre, viewings are highly recommended.

The property briefly comprises:- entrance porch, entrance hall, lounge, kitchen, two double 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 PORCH- 2'5 (0.74m) x 3'0 (0.94m)

Door to the side aspect, door leading into the property and stone flooring.

ENTRANCE HALL- 2'11 (0.90m) x 11'0 (3.36m)

Bright and light entrance with door to the side aspect, built in storage cupboard, laminated flooring, radiator and power points.

LOUNGE- 10'1 (3.09m) x 15'0 (4.57m)

Cosy living room with window to the front aspect, coving, wall mounted electric fireplace, lamninated flooring, radiator, TV point and power points.

KITCHEN- 7'10 (2.40m) x 15'10 (4.83m)

Modern kitchen with door and window to the rear aspect, coving, inset spotlights, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

BEDROOM ONE- 10'11 (3.33m) x 9'1 (2.78m)

Primary bedroom with window to the rear aspect, laminated flooring, radiator, TV point and power points.

BEDROOM TWO- 8'8 (2.66m) x 10'2 (3.12m)

Double bedroom with window to the front aspect, laminated flooring, radiator, TV point and power points.

BATHROOM- 5'4 (1.64m) x 6'6 (2.00m)

Opaque window to the side aspect, inset spotlights, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with pedestal, large walk in shower, laminated flooring, heated towel rail and extractor fan.

GARDEN

North facing, landscaped garden which is laid with artificial grass, decking area to the side aspect, partially gravelled, timber storage shed and gated side access.

PARKING

Off street parking for two/three cars.