



Asking Price
£175,000

2 Lilac Close,
Drifffield, YO25 6XG

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.



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DESCRIPTION

Brought to the market in excellent condition, 2 Lilac Close is a well proportioned two bedroom, link, semi-detached property. Offering spacious accommodation both internally and externally, this is an ideal choice for a wide range of potential buyers. Inside, the property features a bright and comfortable living space with both bedrooms generously sized. To the outside is a private garden providing a blank canvas to make it your own. Viewings are highly recommended!

The property briefly comprises:- entrance into a lounge, kitchen, rear entrance and WC, first floor landing with two double bedrooms and shower room, rear garden, garage 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:

LOUNGE- 12'8 (3.87m) x 14'8 (4.49m)

Door and window to the front aspect, panelled walls, stairs leading to the first floor landing, wood effect laminated flooring, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 12'5 (3.81m) x 8'3 (2.52m)

Window to the rear aspect, wall mounted gas combi boiler, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, plumbing for washing machine, electric oven, gas hob with extractor fan, vinyl flooring, radiator and power points.

REAR ENTRANCE- 5'7 (1.70m) x 4'0 (1.24m)

Door to the side aspect, space for fridge/freezer, vinyl flooring, radiator and power points.

WC- 5'5 (1.67m) x 2'10 (0.86m)

Opaque window to the side aspect, partially tiled walls, low flush WC, sink with vanity unit and mixer tap, heated towel rail and laminated flooring.

FIRST FLOOR LANDING- 3'3 (1.00m) x 7'4 (2.25m)

Laminated flooring and power points. There is also access to the loft.

BEDROOM ONE- 12'6 (3.83m) x 8'3 (2.54m)

Double bedroom with dual windows to the rear aspect, laminated flooring, radiator, TV point and power points.

BEDROOM TWO- 12'6 (3.83m) x 7'1 (2.16m)

Another double bedroom with dual windows to the front aspect, fitted carpets, radiator, TV point and power points.

SHOWER ROOM- 6'1 (1.88m) x 7'4 (2.25m)

Opaque window to the side aspect, partially tiled walls, three piece suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

GARAGE- 8'2 (2.51m) x 17'5 (5.31m)

Up and over door, rear pedestrian door, power and lighting.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear, planted shrubs and hedging, garden shed and timber fencing.

PARKING

Off street parking for one car.