



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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**Asking Price
£195,000**

**75 Northfield Road,
Driffield, YO25 5ET**



Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 14'6 (4.44m) x 6'0 (1.83m)

Door and window to the front aspect, stairs leading to the first floor landing, understairs cupboard, tiled flooring, vertical anthracite radiator and power points.

LOUNGE- 12'8 (3.88m) x 12'9 (3.91m)

Spacious living room with window to the front aspect, log burning stove with stone hearth and surround, wood effect flooring, vertical anthracite radiator, TV point and power points.

KITCHEN/DINING AREA- 9'2 (2.82m) x 18'11 (5.77m)

French doors and window to the rear aspect, inset spotlights, a range of wall and base units, sink with drainer unit, space for American fridge/freezer, space for dryer, electric oven, electric hob, extractor fan, tiled flooring, radiator and power points.

UTILITY ROOM- 15'0 (4.59m) x 3'2 (0.98m)

Window to the side aspect, a range of wall and base units, built in wine rack, plumbing for washing machine, laminated flooring, radiator and power points.

SHOWER ROOM- 6'8 (2.03m) x 5'4 (1.65m)

Opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, wall mounted sink with mixer tap, shower cubicle, laminated flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 8'8 (2.64m) x 6'3 (1.92m)

Fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 12'7 (3.85m) x 10'6 (3.22m)

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

BEDROOM TWO- 9'5 (2.88m) x 10'4 (3.15m)

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

BEDROOM THREE- 9'6 (2.92m) x 8'4 (2.56m)

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

BATHROOM- 5'8 (1.74m) x 8'4 (2.55m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with shower attachment, laminated flooring, heated towel rail and extractor fan.

GARDEN

North-East facing garden which has been landscaped by the current vendor to create a lovely outdoor space. It is mainly laid with lawn and decking area to the immediate rear. There are also areas which are laid with slate and are planted with flowers and shrubs. There is a garden shed and timber fencing throughout ensuring it is fully secure.

PARKING

Off street parking.



75 Northfield Road, Driffield, YO25 5ET

DESCRIPTION

Brought to the market in great condition, 75 Northfield Road has been upgraded by the current vendor to create a modern and move in ready home. Occupying a generous size plot with a brilliant rear garden, the house is located in a sought after area making it an ideal home for a variety of potential buyers and especially those looking to get on the housing ladder.

The property briefly comprises:- entrance hall, lounge, kitchen/dining room, utility space, downstairs shower room, first floor landing with three bedrooms, bathroom, 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.