



Approximate total area⁽¹⁾
574 ft²
53.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

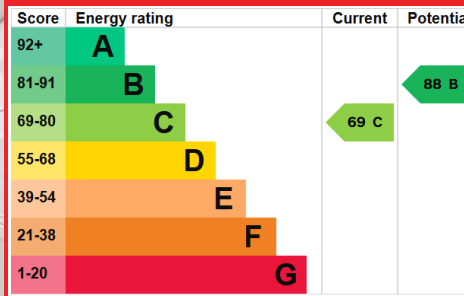
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Dee Atkinson & Harrison

Offers In Region Of
£160,000

111 The Mount,
Drifffield, YO25 5JH



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 'A'.

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.



Dee Atkinson & Harrison

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111 The Mount, Driffield, YO25 5JH

DESCRIPTION

An excellent opportunity to acquire a competitively priced semi-detached bungalow in a sought-after location. 111 The Mount, offers two double bedrooms providing fantastic potential for buyers looking to put their own stamp on a home and create something truly special. Available with no onward chain, it represents an ideal purchase for those seeking a straightforward move.

The property briefly comprises:- entrance hall, kitchen, lounge, two double 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.

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 9'6 (2.92m) x 3'2 (0.97m)

Door to the side aspect, fitted carpets, radiator and power points. There is also access to the loft.

KITCHEN- 10'1 (3.10m) x 8'4 (2.56m)

Window to the front aspect, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, electric oven and hob with extractor fan, vinyl flooring and power points.

LOUNGE- 16'0 (4.89m) x 11'9 (3.60m)

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

BEDROOM ONE- 12'11 (3.95m) x 10'11 (3.33m)

Double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8'9 (2.69m) x 9'1 (2.79m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 6'0 (1.84m) x 5'6 (1.70m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, vinyl flooring, radiator and extractor fan.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear leading round to the side of the property, timber storage shed and timber fencing. There is also a front garden which is mainly laid with lawn, planted shrubs and trees.

PARKING

Off street parking.

