



Guide Price
£165,000

14 Southwood Park,
Driffield, YO25 9HJ

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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DESCRIPTION

Brought to the market with no onward chain, 14 Southwood Park is a three bedroom semi-detached property located on the outskirts of Driffield. Forming part of a popular development, the property offers generously sized accommodation throughout with ample garden space to a sunny Westerly aspect and off street parking. Both internally and externally could do with some modernisation and work but once completed, it would make a fantastic home for any potential buyer.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, utility room, WC, conservatory, first floor landing, three bedrooms, wet room, rear garden and 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- 4'9 (1.45m) x 3'9 (1.16m)

Door to the front aspect, stairs leading to the first floor landing, fitted carpets and radiator.

LOUNGE- 13'11 (4.27m) x 11'11 (3.63m)

Spacious living area with bay window to the front aspect, understairs storage cupboard, gas fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 13'6 (4.14m) x 10'8 (3.26m)

Window to the rear and side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for white goods, electric oven, gas hob, extractor fan, tiled flooring, radiator and power points.

UTILITY- 7'2 (2.20m) x 4'1 (1.25m)

Opaque window to the rear aspect, tiled splash back and worktop, plumbing for washing machine, space for dryer, tiled flooring, radiator, power points and extractor fan.

WC- 5'10 (1.79m) x 3'3 (1.00m)

Low flush WC, tiled splash back, wall mounted sink, tiled flooring and radiator.

CONSERVATORY- 7'3 (2.21m) x 9'7 (2.93m)

French doors to the rear aspect, windows to all three sides, tiled flooring and power

points.

FIRST FLOOR LANDING- 8'8 (2.66m) x 6'5 (1.96m)

Storage cupboard housing the combi boiler, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'8 (3.25m) x 11'11 (3.64m)

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

BEDROOM TWO- 11'6 (3.52m) x 8'4 (2.55m)

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

BEDROOM THREE- 8'1 (2.48m) x 6'4 (1.95m)

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

SHOWER ROOM- 5'2 (1.60m) x 8'2 (2.51m)

Wet room with opaque window to the side aspect, partially tiled walls, low flush WC, sink with pedestal, shower, heated towel rail and extractor fan.

GARDEN

West facing garden with garden shed, patio area, timber fencing and gated side access.

PARKING

Off street parking.

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