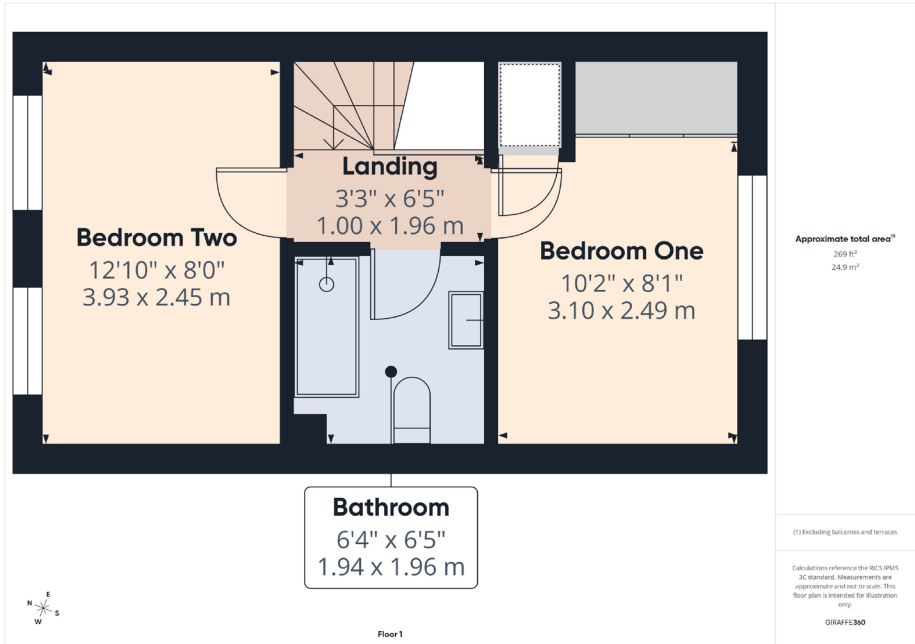
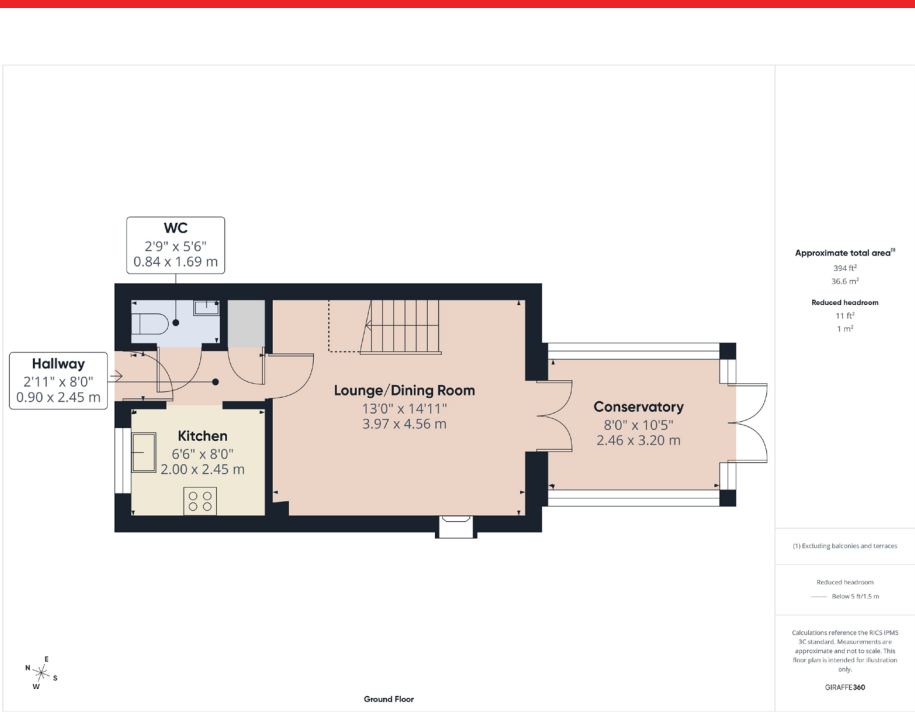




Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



Asking Price
£157,500

41 Swallow Road,
Drifffield, YO25 5JY



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Dee Atkinson & Harrison



41 Swallow Road, Drifffield, YO25 5JY

A well-presented two double bedroom mid-terrace property, ideally suited to first-time buyers, couples or investors. 41 Swallow Road has been looked after and updated by the current vendor providing spacious and well presented accommodation. The property includes two good size reception rooms and a sunny south facing garden, with the stand out feature being allocated parking, a particularly valuable and rare benefit for a terrace property. The home is situated in a convenient location providing easy access to the local town centre. Viewings are highly recommended! The property briefly comprises:- entrance hall, WC, kitchen, lounge/dining area, conservatory, first floor landing, two bedrooms, 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 HALL- 2'11 (0.90m) x 8'0 (2.45m)

Door to the front aspect, coving, built in storage cupboard and laminated flooring.

WC- 2'9 (0.84m) x 5'6 (1.69m)

Tiled splash back, low flush WC, sink with pedestal, wall mounted storage cupboard with mirror, radiator, vinyl flooring and extractor fan.

KITCHEN- 6'6 (2.00m) x 8'0 (2.45m)

Window to the front aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, oven with gas hob and extractor hood, laminated flooring and power points.

LOUNGE/DINING AREA- 13'0 (3.97m) x 14'11 (4.56m)

French doors to the rear aspect, coving, stairs leading to the first floor landing, gas fireplace with surround, hearth and mantel piece, laminated flooring, radiator, TV point and power points.

CONSERVATORY- 8'0 (2.46m) x 10'5 (3.20m)

French doors to the rear aspect, windows to all three sides, laminated flooring and power points.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 10'2 (3.10m) x 8'1 (2.49m)

Double bedroom with window to the rear aspect, storage cupboard housing the water tank, built in wardrobes with sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 12'10 (3.93m) x 8'0 (2.45m)

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

BATHROOM- 6'4 (1.94m) x 6'5 (1.96m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower, laminated flooring, heated towel rail, extractor fan and shaving point.

GARDEN

South facing garden which enjoys a patio area to the immediate rear, artificial grass, flower and shrub borders, timber fencing and rear gated access.

PARKING

Allocated parking space to the front of the property.