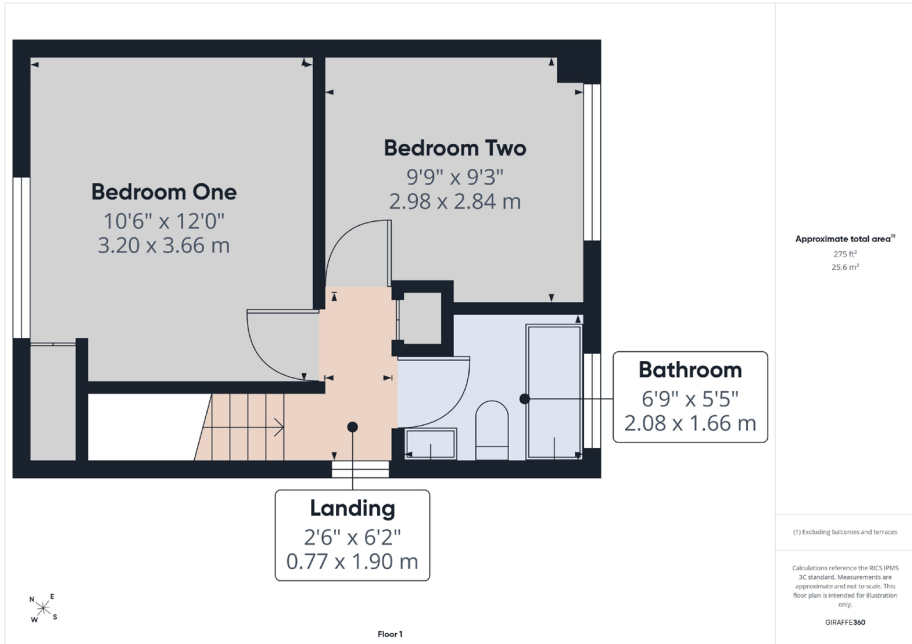
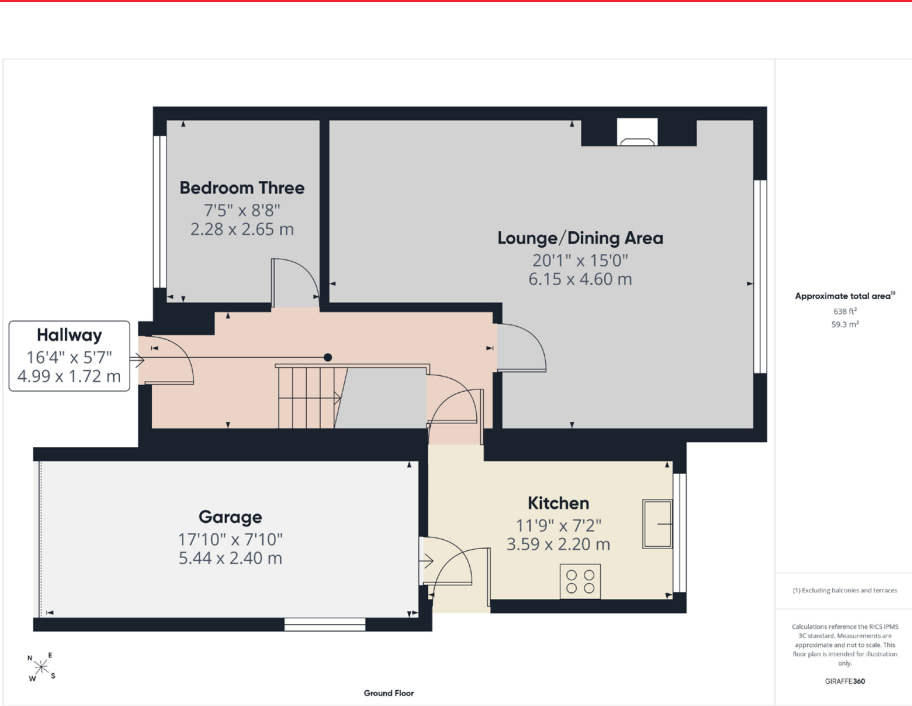




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Offers In Region Of
£175,000

6 Greenlands,
Drifffield, YO25 5HY

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 'C'.

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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 16'4 (4.99m) x 5'7 (1.72m)

Door to the front aspect, stairs leading to the first floor landing, understair cupboard, laminated flooring, radiator and power points.

LOUNGE/DINING AREA- 20'1 (6.15m) x 15'0 (4.60m)

Spacious living/diner with window to the rear aspect, coving, dado rail, electric fireplace with surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

KITCHEN- 11'9 (3.59m) x 7'2 (2.20m)

Window to the rear aspect, door to the side aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge, plumbing for washing machine, built in oven, gas hob, extractor hood, laminated flooring, radiator and power points.

BEDROOM THREE- 7'5 (2.28m) x 8'8 (2.65m)

Window to the front aspect, coving, laminated flooring, radiator and power points.

FIRST FLOOR LANDING

Window to the side aspect, built in storage cupboard housing the water tank and fitted carpets.

BEDROOM ONE- 10'6 (3.20m) x 12'0 (3.66m)

Window to the front aspect, coving, built in storage cupboards, fitted carpets, radiator and power points.

BEDROOM TWO- 9'9 (2.98m) x 9'3 (2.84m)

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

BATHROOM- 6'9 (2.08m) x 5'5 (1.66m)

Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring and heated towel rail.

GARDEN

South facing garden which is mainly laid with lawn, patio area to the immediate rear, planted flowers and shrubs, partially walled and timber fencing ensuring it is a full secure garden with gated side access.

GARAGE- 17'10 (5.44m) x 7'10 (2.40m)

Roller door, rear pedestrian door, power and lighting.

PARKING

Off street parking for two cars.

6 Greenlands, Driffield, YO25 5HY

Brought to the market with no onward chain, 6 Greenlands offers a fantastic potential for buyers looking for a property that they can make their own. This three bedroom dorma bungalow occupies a sought-after area which is conveniently located to all local amenities. Boasting a versatile floorplan, the property could appeal to a wide variety of buyers, including first-time buyers, downsizers and those wanting flexible living accommodation. Externally, the property benefits from a south-facing rear garden, and is an excellent opportunity to secure a property with plenty of possibilities. The property briefly comprises:- entrance hall, lounge/dining area, kitchen, downstairs bedroom, first floor landing with two bedrooms and bathroom, rear garden, garage 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.

