



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Asking Price
£165,000

1 Gibson Street,
Driffield, YO25 6ED

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.



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1 Gibson Street, Driffield, YO25 6ED

DESCRIPTION

A charming end terrace and boasting three well-proportioned bedrooms, 1 Gibson Street is presented to an extremely high standard throughout and is brought to the market with no onward chain. Move in ready, this property is currently operating successfully as a holiday let and is an ideal purchase for a range of potential buyers whether you are looking for that investment property, second home or a first time buyer wanting to get on the property ladder. Stepping inside, it immediately feels warm and inviting with beautifully maintained interior and flexible living space which could be adapted to suit each buyers needs. Externally there is an easily maintainable garden area and also enjoys views over Moot Hill to the rear. Viewings are highly recommended!

The property briefly comprises:- entrance into a living area, dining room, kitchen, bathroom, first floor landing with two double bedrooms, second flooring with third bedroom/loft space, rear garden and on 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 INTO:

LOUNGE- 10'6 (3.21m) x 10'10 (3.32m)

Cosy living area with window to the front aspect, built in shelving and cupboard, log burning stove with hearth and mantle piece, wood effect herringbone flooring, radiator, TV point and power points.

DINING ROOM- 11'8 (3.57m) x 8'4 (2.54m)

French doors to the rear leading out the garden, stairs leading to the first floor landing, built in storage cupboards, log burning stove with hearth and mantle piece, wood effect herringbone flooring, radiator and power points.

KITCHEN- 11'5 (3.49m) x 6'0 (1.84m)

Modern and sleek kitchen benefiting from window to the side aspect, inset spotlights, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in eye-level double oven, electric hob, extractor hood, tiled flooring, radiator and power points.

HALLWAY

Door to the side aspect and tiled flooring.

BATHROOM- 5'5 (1.66m) x 6'1 (1.86m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with

pedestal, panelled bath with over head shower, tiled flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Window to the rear aspect, stairs leading to the second floor, fitted carpets, radiator and power points.

BEDROOM ONE- 10'8 (3.25m) x 11'2 (3.42m)

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

BEDROOM TWO- 11'8 (3.56m) x 9'4 (2.85m)

Another double bedroom with window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

SECOND FLOOR

BEDROOM THREE/LOFT ROOM- 11'10 (3.62m) x 10'7 (3.23m)

Window to the rear aspect, access to the eaves ideal for storage, fitted carpets, radiator and power points.

GARDEN

North west facing garden which is easily maintainable benefiting from two brick built storage sheds, timber fencing and side gated access.

PARKING

On street parking.



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