



Approximate total area¹
657.06 ft²
61.04 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor Building 1



Dee Atkinson & Harrison

Guide Price
£170,000

43 Park Avenue,
Driffield, YO25 5EN



SERVICES
Understood to all be connected to mains.

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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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43 Park Avenue, Driffield, YO25 5EN

Brought to the market with NO ONWARD CHAIN, 43 Park Avenue is a two bedroom semi-detached bungalow in a popular area of Driffield. The property stands back from the road and is spacious inside and out. There is scope for some cosmetic modernisation to suit the buyers taste. The conservatory to the rear is perfect for enjoying the views of the garden.

The property briefly comprises:- spacious entrance hall, lounge, kitchen, conservatory, two double bedrooms, shower room, rear garden, detached garage/workshop, off street parking and gravelled front garden.

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

Door to side aspect, built in storage cupboard, fitted carpets, radiator, telephone point and power points. There is also access to the loft which has lighting.

LOUNGE- 13'11 (4.26m) x 11'5 (3.48m)

Well proportioned lounge flooded with natural light with large bay window to the front aspect, coving, electric fireplace with marble hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN- 8'4 (2.54m) x 11'6 (3.52m)

Door and window to the rear aspect over looking the garden, coving, wall mounted gas combi boiler, tiled splash back, a range of wall and base units with under cabinet lights, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, freestanding electric oven with electric hob, vinyl flooring, radiator and power points.

CONSERVATORY- 5'8 (1.75m) x 11'3 (3.44m)

Door to the side aspect with windows to all three sides, fitted carpets, radiator and power points.

BEDROOM ONE- 12'7 (3.84m) x 8'5 (2.57m)

Double bedroom with ample space for furniture, window to the rear aspect, coving, fitted carpets, radiator, telephone point and power points.

BEDROOM TWO- 10'1 (3.09m) x 8'7 (2.64m)

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

SHOWER ROOM- 5'2 (1.58m) x 5'6 (1.69m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- traditional low flush WC and sink with pedestal, fully tiled shower cubicle with electric shower, vinyl flooring, radiator and extractor fan.

GARDEN

Well maintained, north facing garden which is private and peaceful. There is a patio area to the immediate rear which is ideal for enjoying a morning coffee as well as timber storage shed, gravelled area and mature trees. Walking through an archway to the additional part of the garden which is mainly laid to lawn with more mature trees. The garden is secure with timber fencing and gated side access to the driveway.

GARAGE/OUTBUILDING- 13'10 (4.23m) x 8'4 (2.56m)

Door to the front aspect, windows to the side aspect, power and lighting.

PARKING

Off street parking for two cars with car port.

