



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.



Guide Price
£120,000

**15 Adelphi Street,
Drifffield, YO25 6RF**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 11'0 (3.35m) x 13'3 (4.04m)

Window to the front aspect, electric fireplace with hearth and surround, built in shelving and cupboard, fitted carpets, radiator, TV point and power points.

KITCHEN- 8'6 (2.61m) x 6'4 (1.95m)

Window to the rear aspect, stairs leading to the first floor landing, a range of wall and base units with splash back, sink with drainer unit, space for white goods, plumbing for washing machine, space for free standing oven and hob, vinyl flooring, radiator and power points.

REAR HALLWAY

Door to the side aspect and tiled flooring.

BATHROOM- 5'5 (1.67m) x 5'4 (1.65m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with electric shower, tiled flooring and radiator.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 9'9 (2.99m) x 11'0 (3.36m)

Double bedroom with window to the front aspect, built in cupboards housing the gas combi-boiler, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM TWO- 8'2 (2.49m) x 8'7 (2.63m)

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

GARDEN

South facing garden which is easily maintainable with brick outbuilding and gated side access.

PARKING

On street parking.

**15 Adelphi Street,
Driffield, YO25 6RF**

DESCRIPTION

Well-presented mid-terrace home in a convenient town centre location, 15 Adelphi Street is offered to the market with no onward chain. Recently redecorated throughout, the property benefits from a brand-new kitchen, new carpets, and a bright south-facing garden. Offering excellent value for money, this is an ideal purchase for first-time buyers, investors, or those looking to move quickly. Early viewing is highly recommended. The property briefly comprises:- entrance into lounge, kitchen, rear hallway, bathroom, first floor landing with two double bedrooms, 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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison