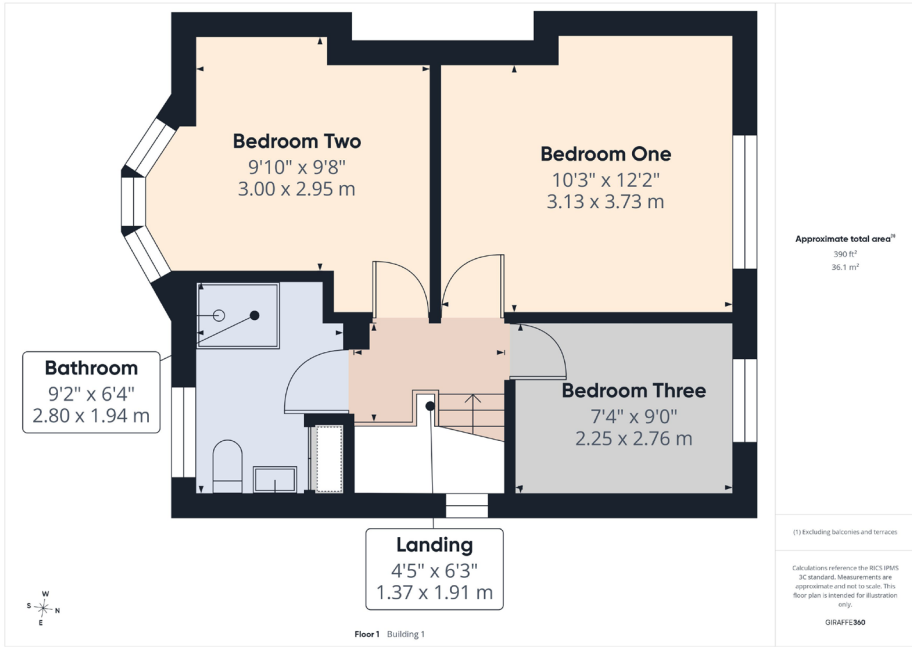
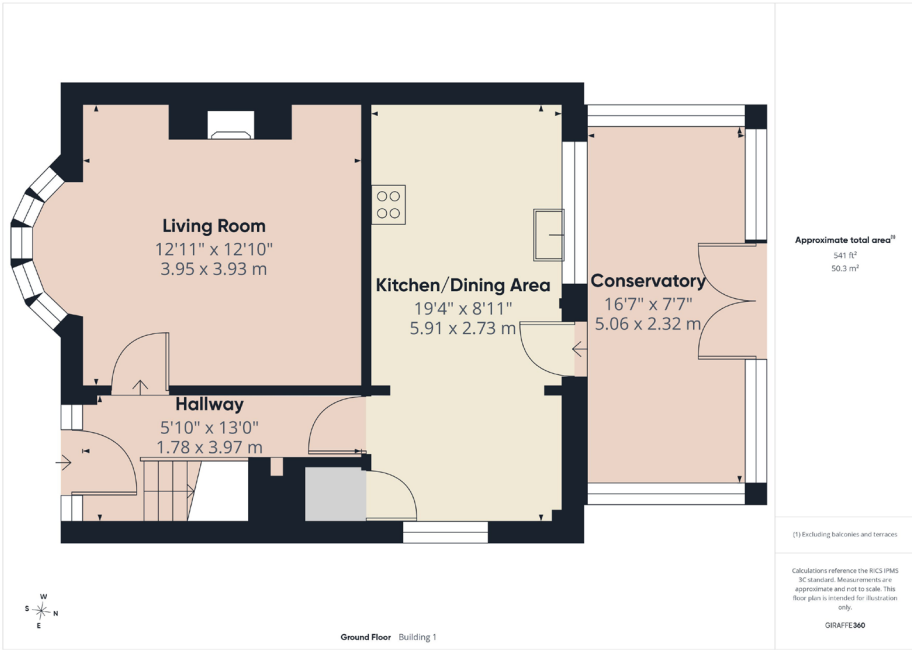




Asking Price
£250,000

53 York Road,
Drifffield, YO25 5AY

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



53 York Road, Drifffield, YO25 5AY

A beautifully presented semi-detached home with a generous garden. 53 York Road is an excellent opportunity for first-time buyers looking to take their first step onto the housing ladder, or for those looking to downsize without compromising on space. This traditional semi-detached property has been presented to a very high standard with a range of modern improvements. The accommodation offers two spacious reception rooms, providing excellent flexibility along with three well proportioned bedrooms. The property benefits from brand-new kitchen, new roof, new boiler and fresh decor making it move in ready. The garden is a real standout feature of this home offering plenty of space for anyone to enjoy. Conveniently located close to the local town centre, viewings are highly recommended.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, conservatory, first floor landing with three bedrooms and family bathroom. There is a large rear garden, detached single garage 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- 5'10 (1.78m) x 13'0 (3.97m)

Door and windows to the front aspect, partially panelled walls, stairs leading to the first floor landing, wood effect laminated flooring, radiator and power points.

LOUNGE- 12'11 (3.95m) x 12'10 (3.93m)

Cosy living area with bay window to the front aspect, coving, picture rail, gas fireplace with surround, hearth and mantel piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 19'4 (5.91m) x 8'11 (2.73m)

Newly fitted, modern and sleek kitchen with window and door to the rear aspect, additional window to the side, coving, understairs storage cupboard, tiled splash back, a range of wall and base units with laminated wood effect worktop, one and a half sink with drainer unit, space for fridge/freezer, plumbing for dishwasher and washing machine, built in electric oven, electric hob, wood effect laminated flooring, radiator and power points.

CONSERVATORY- 16'7 (5.06m) x 7'7 (2.32m)

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

FIRST FLOOR LANDING

Window to the side aspect and fitted carpets.

BEDROOM ONE- 10'3 (3.13m) x 12'2 (3.73m)

Spacious primary bedroom over looking the

garden with window to the rear aspect, coving, picture rail, built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 9'10 (3.00m) x 9'8 (2.95m)

Another good size bedroom with bay window to the front aspect, coving, picture rail, fitted carpets, radiator and power points.

BEDROOM THREE- 7'4 (2.25m) x 9'0 (2.76m)

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

BATHROOM- 9'2 (2.80m) x 6'4 (1.94m)

Opaque window to the front aspect, partially panelled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, built in storage cupboard, vinyl flooring and radiator. There is also access to the loft.

GARDEN

North facing garden which has patio area to the immediate rear, lawned area with stunning flower, shrub and mature tree borders. This leads up to a 'secret garden' which enjoys a second lawned area with planted flowers, shrubs and mature tree, pergola with additional storage room and gravelled area for seating. The garden is fully secured with gated side access.

GARAGE- 9'5 (2.88m) x 19'8 (6.01m)

Electric roller door, side pedestrian door with window and lighting.

PARKING

Off street parking.