



Approximate total area\*  
667 sq ft  
64.7 m<sup>2</sup>

(1) Excluding balconies and terraces  
Calculations reference the BCS 0-10M5  
\*B Standard. Measurements are only  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
DIRAFPE360



Approximate total area\*  
660 sq ft  
61.3 m<sup>2</sup>

(1) Excluding balconies and terraces  
Calculations reference the BCS 0-10M5  
\*B Standard. Measurements are only  
approximate and not to scale. This  
floor plan is intended for illustration  
only.  
DIRAFPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£250,000**

**50 Victoria Road,**  
**Driffield, YO25 6TY**

**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.



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**Dee Atkinson & Harrison**



# 50 Victoria Road, Driffield, YO25 6TY

## DESCRIPTION

Offering spacious accommodation throughout, 50 Victoria Road is a four bedroom end terrace brought to the market in brilliant condition. This Victorian property is rich in period features and boasts high ceilings giving it a light and airy feel throughout. Blending character with modern convenience, this home is ideal for a variety of potential buyers, those who are seeking to expand and enjoy more space, or those looking to downsize whilst still enjoying ample accommodation. Properties like this are rare to the market and being only a stones throw from the local town centre, early viewings are recommended.

The property briefly comprises:- porch leading into a entrance hallway, open plan loung/dining area, well appointed kitchen, first floor landing with three double bedrooms, an additional single bedroom, shower room, 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:

### PORCH- 3'11 (1.21m) x 5'1 (1.57m)

Entrance hall with double doors to the front aspect, door leading into the entrance hall and quarry tiled flooring.

### ENTRANCE HALL- 22'10 (6.96m) x 6'1 (1.87m)

Inviting and spacious entrance hall with ornate coving, stairs leading to the first floor landing, under stairs storage cupboard, radiator, telephone point and power points.

### LOUNGE- 14'10 (4.54m) x 13'1 (3.99m)

Cosy living space with large bay window to the front aspect flooding the room with natural light, ornate coving, picture rail, open fire with cast iron and wooden surround with quarry tiled hearth, fitted carpets, radiator, TV point and power points. This opens up to:

### DINING ROOM- 12'10 (3.93m) x 12'0 (3.68m)

Another well presented room with window to the rear aspect, ornate coving, picture rail, built in shelving units, fitted carpets, radiator and power points.

### KITCHEN/BREAKFAST AREA- 20'11 (6.38m) x 10'3 (3.13m)

French doors to the rear aspect opening up to the garden, windows to the side aspect, a range of shaker style wall, base and drawers unit, wooden style worktops, one and a half sink with drainer unit and mixer tap, space for free standing American style fridge/freezer, plumbing for washing machine and dishwasher, additional space for further white goods, Range oven with gas hob and splash back, extractor hood, wood effect flooring, radiator and power points.

## FIRST FLOOR LANDING

Split level landing with stunning stained glass skylight, fitted carpets, radiator and power points. There is also access to the loft which is

partially boarded out.

### BEDROOM ONE- 12'9 (3.91m) x 12'0 (3.66m)

Double bedroom with window to the rear aspect, feature cast iron fireplace, fitted carpets, radiator and power points.

### BEDROOM TWO- 13'0 (3.97m) x 11'2 (3.42m)

A secondary spacious double bedroom with window to the front aspect, cast iron feature fireplace with tiled hearth and wooden surround, fitted carpets, radiator and power points.

### BEDROOM THREE- 10'11 (3.34m) x 10'6 (3.22m)

Another generously sized bedroom with window to the rear aspect, fitted carpets, radiator and power points.

### BEDROOM FOUR- 9'8 (2.95m) x 6'11 (2.12m)

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

### SHOWER ROOM- 9'9 (3.00m) x 6'8 (2.05m)

Opaque windows to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and splash back, walk in shower with rainfall shower head and separate shower attachment, vinyl flooring and heated towel rail.

## GARDEN

Blank canvas walled garden which is Westerly facing and mainly laid to lawn, large patio area to the immediate rear which is elevated, planted mature shrub and flower borders, garden storage shed and gated side access. The neighbouring property has the right of access across the garden.

## PARKING

On street parking.