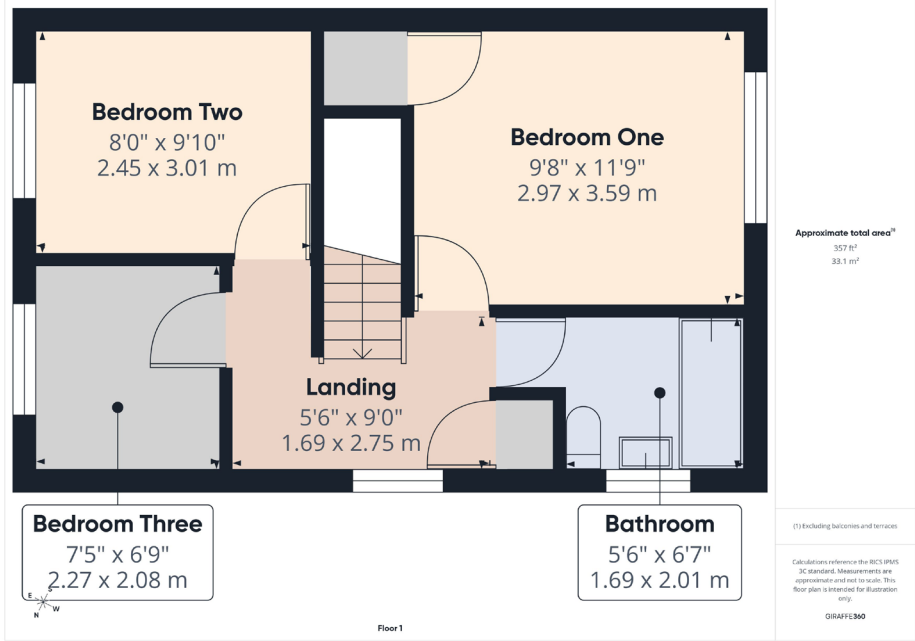
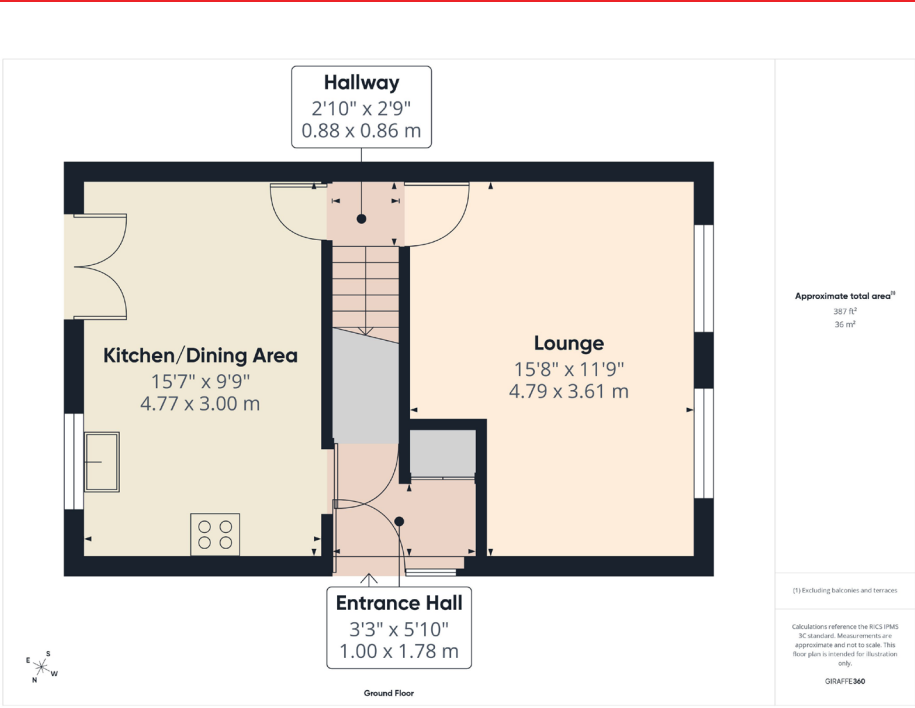




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E 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



**Guide Price**  
**£180,000**

**74 Woldholme Avenue,**  
**Drifffield, YO25 6RB**

**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 '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.



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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**



# 74 Woldholme Avenue, Drifffield, YO25 6RB

## DESCRIPTION

Offered to the market with no onward chain, 74 Woldholme Avenue is a three-bedroom semi-detached home which presents and excellent opportunity for buyers looking to create a home of their own. Ideally situated close to the town centre and a range of local amenities, the property combines convenience with potential, making it an ideal purchase for a variety of potential buyers. The accommodation is well proportioned throughout, offering spacious and versatile living areas alongside three comfortable bedrooms. While well maintained, the property provides fantastic scope for a purchaser to modernise and personalise to their own taste.

The property briefly comprises:- entrance hall, kitchen/dining area, hallway, lounge, first floor landing, three bedrooms, bathroom, rear garden and off street parking.

## LOCATION

Drifffield is a traditional market town that hosts a weekly market every Thursday. The town offers an outstanding array of amenities including Post Office, doctors, a thriving high street with independent and national shops, quality sports facilities dedicated to bowls, golf and tennis to name a few are also available. The larger towns of Beverley and Bridlington through to Hull and Scarborough are all accessible by regular bus a train service.



## THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL-** 3'3 (1.00m) x 5'10 (1.78m)

Door to the side aspect, coving, two built in storage cupboards, LVT click flooring and power points.

**KITCHEN/DINING AREA-** 15'7 (4.77m) x 9'9 (3.00m)

French doors to the rear aspect, window to the rear, coving, wall mounted gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine and space for dryer, space for fridge/freezer, built in oven with electric hob and extractor fan, LVT flooring, radiator and power points.

**HALLWAY-** 2'10 (0.88m) x 2'9 (0.86m)

Coving, stairs leading to the first floor landing, fitted carpets and radiator.

**LOUNGE-** 15'8 (4.79m) x 11'9 (3.61m)

Windows to the front aspect, coving, electric fireplace with mantel piece and surround, fitted carpets, radiator, TV point and power points.

## FIRST FLOOR LANDING

Window to the side aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

**BEDROOM ONE-** 9'8 (2.97m) x 11'9 (3.59m)

Window to the front aspect, coving, built in cupboard, fitted carpets, radiator and power points.

**BEDROOM TWO-** 8'0 (2.45m) x 9'10 (3.01m)

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

**BEDROOM THREE-** 7'5 (2.27m) x 6'9 (2.08m)

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

**BATHROOM-** 5'6 (1.69m) x 6'7 (2.01m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer taps, panelled bath with overhead shower, vinyl flooring, heated towel rail and extractor fan.

## GARDEN

East facing garden which is well proportioned and mainly laid with lawn, patio area to the immediate rear, additional patio area to the back of the property, timber fencing and gated side access.

## PARKING

Off street parking for two cars.