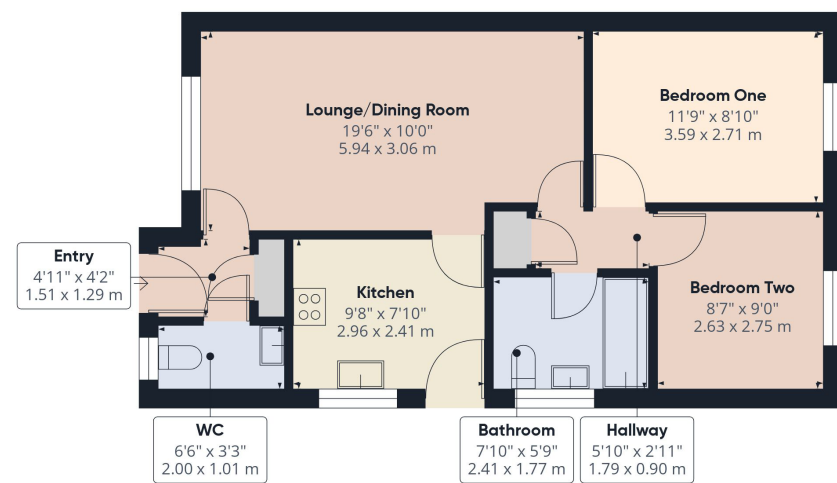
Approximate total area⁽¹⁾

737 ft²
68.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£175,000

**7 Duncombe Drive,
Drifffield, YO25 6YD**



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'.



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

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.



56 Market Place, Driffield | 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



7 Duncombe Drive, Drifffield, YO25 6YD

Brought to the market in move-in condition, 7 Duncombe Drive is a well-presented and well-kept two-bedroom semi-detached bungalow, offering a welcoming feel throughout and is ideal for those seeking the convenience of one-level living. The property is situated in a sought-after area, within a short walk of the town and its local amenities. Externally, the property benefits from a good-sized south-facing garden, providing an excellent outdoor space. Competitively priced, this attractive bungalow represents an excellent opportunity for those looking for a home, in a desirable location, ready to move straight into.

The property briefly comprises:- entrance hall, WC, lounge/dining room, kitchen, hallway, two bedrooms, bathroom, rear garden, detached 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- 4’11 (1.51m) x 4’2 (1.29m)

Door to the front aspect, built in storage cupboard and fitted carpets.

WC- 6’6 (2.00m) x 3’3 (1.01m)

Opaque window to the front aspect, tiled splash back, sink with pedestal, low flush WC, vinyl flooring and radiator.

LOUNGE/DINING AREA- 19’6 (5.94m) x 10’0 (3.06m)

Well presented and spacious living/ dining area with window to the front aspect, fitted carpets, radiator, TV point and power points.

KITCHEN- 9’8 (2.96m) x 7’10 (2.41m)

Modern and neutral with door and window to the side aspect, wall mounted gas boiler, splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, oven with electric hob, vinyl flooring, radiator and power points.

HALLWAY

Built in storage cupboard, fitted carpets and power points.

BEDROOM ONE- 11’9 (3.59m) x 8’10 (2.71m)

Double bedroom with window to the rear over looking the garden, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 8’7 (2.63m) x 9’0 (2.75m)

Another good size second bedroom with window to the rear, fitted carpets, radiator and power points.

BATHROOM- 7’10 (2.41m) x 5’9 (1.77m)

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

GARDEN

Well proportioned garden which is South facing and mianly laid with lawn, patio area to the immediate rear ideal for seating, planted tree, timber fencing and gated side access.

GARAGE- 20’0 (6.12m) x 8’4 (2.55m)

Up and over door, side pedestrian door with window, power and lighting.

PARKING

Off street parking for multiple cars.