



Approximate total area*
547 sq ft
50.8 m²

(1) Excluding balconies and terraces
Calculations reference the BCS:PM6
"B" Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
DRAFT360

Ground Floor Building 1

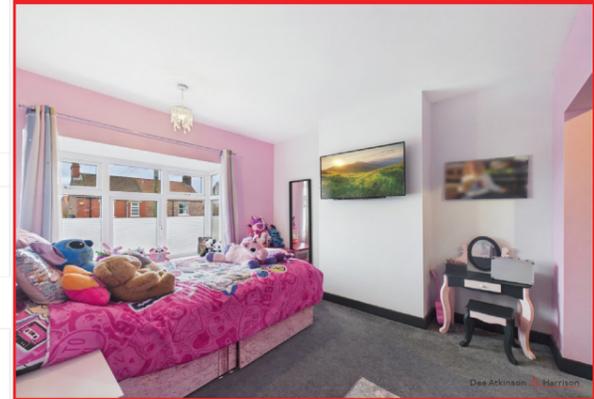


Approximate total area*
516 sq ft
48 m²

(1) Excluding balconies and terraces
Calculations reference the BCS:PM6
"B" Standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.
DRAFT360

Floor 1 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Guide Price
£265,000

**41 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 '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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Dee Atkinson & Harrison



41 York Road, Driffield, YO25 5AY

DESCRIPTION
A stylish and well presented home, 41 York Road is an extended three bedroom semi-detached property boasting space both internally and externally. Naturally light and inviting throughout, this attractive property offers fantastic, extended accommodation to create a well proportioned home. Having undergone a full renovation and large extension to the rear, this has created a modern open plan space which is ideal for families or hosting. To the rear is a good size garden which is fully enclosed and provides a fair degree of privacy. We highly recommend viewings to fully appreciate what this property has to offer.

The property briefly comprises:- entrance hall, lounge, open plan kitchen, diner, snug area, first floor landing with primary bedroom and dressing room, second bedroom with dressing room and additional third bedroom, family bathroom, rear garden, detached garage and ample off 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:

ENTRANCE HALL- 6'2 (1.88m) x 14'6 (4.43m)
Composite door and window to the front aspect, partially panelled walls, stairs leading to the first floor landing, understairs cupboard, LVT flooring, radiator and power points.

LOUNGE- 11'11 (3.63m) x 12'9 (3.90m)
Cosy lounge with bay window to the front aspect, open fireplace with stone hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 8'7 (2.64m) x 5'7 (1.73m)
Window to the rear aspect, inset spotlights, tiled splash back, a range of base units with breakfast bar area, one and a half sink with drainer unit, integrated fridge, integrated freezer, integrated dishwasher, built in microwave, built in oven, induction hob, LVT flooring and power points. Opening up into:

DINING AREA/SNUG- 18'4 (5.60m) x 19'4 (5.90m)
Leading on from the kitchen is an open plan diner/snug with sliding doors to the rear aspect, LVT flooring, radiators, TV point and power points.

FIRST FLOOR LANDING- 6'2 (1.88m) x 9'4 (2.86m)
Window to the side aspect, coving and fitted carpets. There is also access to the loft.

BEDROOM ONE- 11'10 (3.63m) x 8'6 (2.61m)
Double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

DRESSING AREA- 11'8 (3.56m) x 5'7 (1.74m)
There is an open dressing area with built in

wardrobes and fitted carpets.

BEDROOM TWO- 9'4 (2.85m) x 12'8 (3.87m)
Bay window to the front aspect, fitted carpets, radiator, TV point and power points.

DRESSING AREA- 8'5 (2.57m) x 3'10 (1.19m)
Fitted carpets.

BEDROOM THREE- 8'9 (2.68m) x 7'7 (2.32m)
Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 5'11 (1.81m) x 13'1 (4.00m)
Extended bathroom with opaque window to the rear aspect, inset spotlights, built in storage cupboard housing the gas boiler, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with shower attachment, fully tiled shower cubicle, vinyl flooring, heated towel rail and extractor fan.

GARDEN
North facing garden which has been landscaped to create a lovely sociable space with decking area to the immediate rear, laid with lawn, summerhouse to the bottom of the garden with gravelled path, timber fencing and gated side access.

GARAGE- 10'2 (3.11m) x 19'10 (6.06m)
Detached single garage to the rear of the garden with up and over door, side pedestrian door, window, power and lighting.

PARKING
Off street parking to the front for one car. There is also additional parking to the rear down Orchard Close for two cars.