



Guide Price
£220,000

36 The Mount,
Drifffield, YO25 5JW

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 | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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THE ACCOMMODATION COMPRISES:
ENTRANCE PORCH- 6'10 (2.11m) x 2'9 (0.86m)

Door and windows to the front aspect and vinyl flooring.

ENTRANCE HALL- 7'6 (2.29m) x 13'2 (4.02m)

Door to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, vinyl flooring, radiator and power points.

LIVING ROOM- 11'10 (3.61m) x 11'10 (3.61m)

Cosy and modern living area with large window to the front aspect, coving, fitted carpets, radiator, TV point and power points. There are double doors leading into:

DINING ROOM- 11'11 (3.65m) x 12'6 (3.81m)

Sliding doors to the rear aspect, partially panelled walls, log burning stove with stone hearth and surround, laminated flooring, radiator and power points.

KITCHEN- 7'4 (2.26m) x 16'0 (4.90m)

Door to the side aspect, window to the rear, tiled 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, built in oven and gas hob with extractor hood, wood effect click flooring, radiator and power points.

FIRST FLOOR LANDING- 4'2 (1.28m) x 10'6 (3.21m)

Large window to the side aspect, built in cupboard housing the gas boiler, dado rail, fitted carpets and power points.

BEDROOM ONE- 11'0 (3.36m) x 12'9 (3.90m)

Spacious double bedroom with window to the rear aspect, partially panelled walls, fitted carpets, radiator and power points.

BEDROOM TWO- 11'10 (3.61m) x 11'10 (3.62m)

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

BEDROOM THREE- 7'5 (2.27m) x 8'2 (2.51m)

Window to the front aspect, panelled walls, vinyl flooring, radiator and power points.

BATHROOM- 8'2 (2.51m) x 5'5 (1.67m)

Dual opaque windows to the rear aspect, fully tiled walls three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, heated towel rail, vinyl flooring and extractor fan.

GARDEN

Spacious South facing garden which is mainly laid with lawn, patio area to the immediate rear, decking area with pergola to the side aspect, additional seating area to the bottom of the garden, garden shed, gravelled area, timber fencing and gated side access.

PARKING

Off street parking to the front for two cars.

36 The Mount, Driffield, YO25 5JW

DESCRIPTION

A beautifully presented and well-established three bedroom semi-detached home. 36 The Mount is finished to a modern standard throughout with tasteful, timeless decor. Offering bright and spacious accommodation, the property is move in ready and would appeal to a variety of potential buyers whether you are looking to downsize or get on the property ladder. The garden is a superb space for entertaining and hosting whilst enjoying sunshine all day long with it's South facing aspect. Viewings are highly recommended!

The property briefly comprises:- entrance porch, entrance hall, living room, dining room, kitchen, first floor landing, three bedrooms, family bathroom, rear garden and 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.

