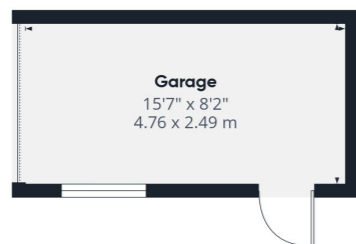


Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

691 ft<sup>2</sup>  
64.2 m<sup>2</sup>

(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



Dee Atkinson & Harrison

**Guide Price**  
**£165,000**

**100 Bracken Road,**  
**Driffield, YO25 6UP**



**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		
69-80	C		
55-68	D	66 D	78 C
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.



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**Dee Atkinson & Harrison**



# 100 Bracken Road, Driffield, YO25 6UP

## DESCRIPTION

Brought to the market with no onward chain, 100 Bracken Road is a two bedroom semi-detached bungalow located in a sought after area. The property could benefit from some modernisation throughout allowing any potential buyer to make it their own. Close to the local town centre and all amenities, this is a superb bungalow!

The property briefly comprises:- entrance hall, WC, lounge, kitchen, inner hallway leading to two bedrooms and shower room. There is a rear garden, detached garage 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.

## THE ACCOMMODATION COMPRISES:-

**ENTRANCE HALL- 4'10 (1.49m) x 4'3 (1.31m)**

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

**WC- 6'5 (1.97m) x 3'4 (1.04m)**

Opaque window to the front aspect, tiled splash back, low flush WC, sink with vanity unit, fitted carpets and radiator.

**LOUNGE- 19'4 (5.91m) x 9'9 (2.97m)**

Spacious living area with window to the front aspect, gas fireplace, fitted carpets, radiator, TV point, telephone point and power points.

**KITCHEN- 9'7 (2.94m) x 8'0 (2.45m)**

Window and door to the side aspect, inset spotlights, cupboard housing the boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing for washing machine, space for fridge/freezer, gas hob, extractor fan, laminated flooring, radiator and power points.

**INNER HALLWAY- 5'11 (1.81m) x 3'2 (0.97m)**

Built in storage cupboard, fitted carpets and power points.

**BEDROOM ONE- 11'8 (3.58m) x 8'8 (2.67m)**

Double bedroom with window to the rear aspect, built in wardrobes and bed side tables, fitted carpets, radiator and power points.

**BEDROOM TWO- 8'6 (2.60m) x 9'0 (2.76m)**

Window to the rear aspect, built in wardrobes, fitted carpets, radiator and power points.

**SHOWER ROOM- 7'9 (2.38m) x 5'5 (1.66m)**

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower, tiled flooring and heated towel rail.

## GARDEN

West facing garden which has patio area to the immediate rear, partially gravelled, timber fencing and gated side access.

**GARAGE- 15'7 (4.76m) x 8'2 (2.49m)**

Detached single garage with up and over door, power and lighting.

## PARKING

Off street parking for two cars.

