

Approximate total area⁽¹⁾
495 ft²
46 m²

(1) Excluding balconies and terraces

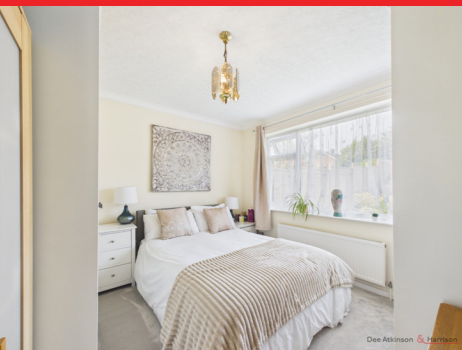
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Offers In The Region Of
£175,000

47 Greenways,
Drifffield, YO25 5HU



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 'A'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

KITCHEN- 6'8 (2.05m) x 7'9 (2.38m)

Door to the side aspect, window to the front aspect, wall mounted gas boiler, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven and hob, extractor hood, vinyl flooring and power points.

LOUNGE- 16'2 (4.94m) x 11'1 (3.38m)

Spacious living area with window to the front aspect, coving, solid wood flooring, radiator, TV point and power points.

HALLWAY- 2'11 (0.91m) x 7'10 (2.39m)

Door to the side aspect, built in storage cupboard, LVT flooring, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'2 (3.11m) x 10'10 (3.31m)

Double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 8'1 (2.47m) x 7'11 (2.42m)

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

BATHROOM- 5'10 (1.79m) x 5'4 (1.64m)

Opaque window to the side aspect, fully tiled walls, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, heated towel rail, vinyl flooring and extractor fan.

GARDEN

Beautifully landscaped North facing garden which is mainly laid with lawn with raised flower beds, path leading up to a seating area, large garden shed which has power, timber fencing and hedging with gated side access.

PARKING

Off street parking.

**47 Greenways,
Driffield, YO25 5HU**

DESCRIPTION

A competitively price detached bungalow, 47 Greenways is a two bedroom property which is well-proportioned throughout and situated in a quiet residential area of Driffield. The property features a large living area which has been freshly decorated creating a warm and cosy feeling, along with two double bedrooms. The garden to the rear has been newly landscaped and provides an attractive outdoor space with minimal upkeep. Appealing to a variety of buyers first-time purchasers, downsizers, and investors, this charming bungalow combines comfort, practicality, and excellent value.

The property briefly comprises:- entrance into the kitchen, lounge, hallway, two bedrooms, shower room, 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.



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