



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

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Offers Over
£125,000

I Adelphi Street,
Driffield, YO25 6RF



Dee Atkinson & Harrison



**THE ACCOMMODATION COMPRISES:
ENTRANCE INTO:
LOUNGE- 9'9 (2.98m) x 10'10 (3.30m)**

Door and window to the front aspect, electric fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

DINING ROOM- 11'1 (3.39m) x 11'3 (3.44m)

Stairs leading to the first floor landing, two under stairs storage cupboards, tiled flooring, radiator and power points.

KITCHEN- 9'10 (3.02m) x 6'6 (1.98m)

Door and window to the rear aspect, 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, electric oven, electric hob, extractor hood, vinyl flooring and power points.

FIRST FLOOR LANDING

Coving, built in storage cupboard and fitted carpets.

BEDROOM ONE- 11'1 (3.38m) x 11'3 (3.45m)

Window to the rear aspect, stairs leading to the loft space, fitted carpets, radiator and power points.

BEDROOM TWO- 10'0 (3.06m) x 10'10 (3.31m)

Window to the front aspect, cast iron fireplace, fitted carpets, radiator and power points.

BATHROOM- 4'3 (1.31m) x 8'0 (2.44m)

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

SECOND FLOOR:

LOFT FLOOR- 11'11 (3.65m) x 9'7 (2.94m)

Velux window to the front aspect, built in storage cupboard housing the gas boiler, fitted carpets, radiator and power points.

GARDEN

North facing garden which is easily maintainable with planted flower and shrubs and gated side access.

BAR AREA- 13'0 (3.98m) x 9'8 (2.96m)/12'5 (3.79m) x 9'3 (2.83m)

Outbuilding which has been created into a bar area by the current vendor with additional storage space upstairs with power and lighting.

PARKING

On street parking.

1 Adelphi Street, Driffield, YO25 6RF

A great first time buyer or investment home located in the local town centre. 1 Adelphi Street is a two bedroom end terrace brought to the market with no onward chain. Offering spacious accommodation throughout the property is a blank canvas ready for the next purchaser to put their own stamp on it. Competitively priced and move in ready!

The property briefly comprises:- entrance into lounge, dining room, kitchen, first floor landing with two double bedrooms, bathroom, loft room, rear garden, bar area with storage above and on 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.

