

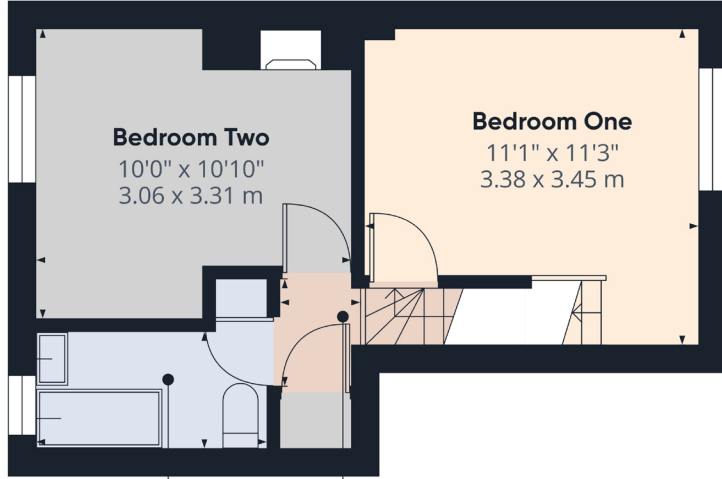
Approximate total area⁽¹⁾
239 ft²
22.0 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 1C standard.

GRAPPE360

Ground Floor Building 1



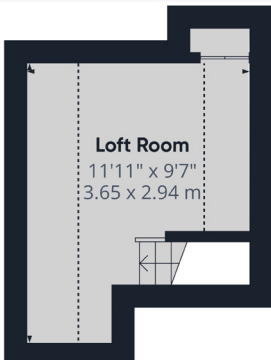
Approximate total area⁽¹⁾
262 ft²
24.3 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1



Approximate total area⁽¹⁾
54 ft²
5.0 m²

Excluded balconies

54 ft²
5.0 m²

(1) Excluding balconies and terraces

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Floor 2 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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.



Offers Over
£125,000

1 Adelphi Street,
Drifffield, YO25 6RF



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Dee Atkinson & Harrison



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.



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 understairs 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.