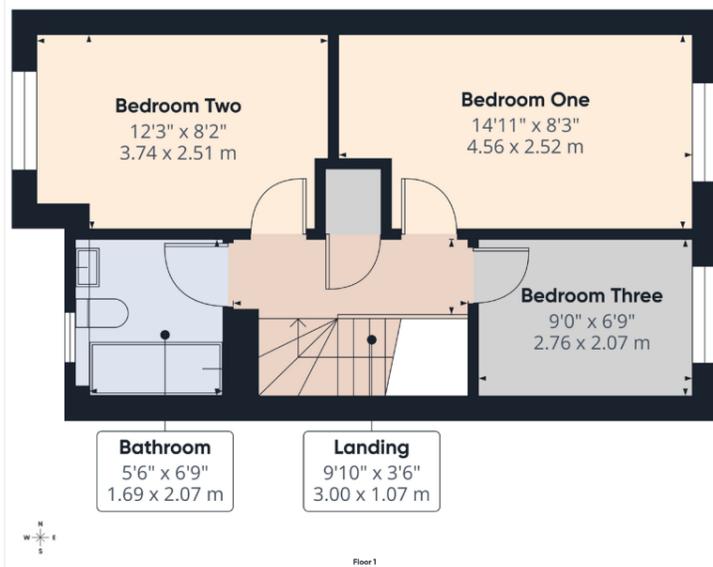


Approximate total area*
411 sq ft
38.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area*
362 sq ft
33.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Asking Price
£210,000

**103 Milner Avenue,
Driffield, YO25 5DE**

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.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4'2 (1.28m) x 4'9 (1.46m)
Composite door to the front aspect with window to the side, recessed entrance matt, radiator and power points.

WC- 4'4 (1.33m) x 3'3 (1.00m)
Partially tiled walls, low flush WC, wall mounted sink with mixer tap, LVT flooring, radiator and extractor fan.

LOUNGE- 18'3 (5.58m) x 11'10 (3.62m)
Well presented and stylish living space with window to the front aspect, partially panelled walls, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 9'0 (2.77m) x 15'5 (4.71m)
A modern space with French doors to the rear aspect, inset spotlights, cupboard housing the gas boiler, a range of wall, base and drawer units with butchers block, contrasting laminated wood style worktop, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, electric oven, gas hob, stainless steel splash back, tiled flooring, radiator and power points.

FIRST FLOOR LANDING
Built in storage cupboard and fitted carpets. There is also access to the loft.

BEDROOM ONE- 14'11 (4.56m) x 8'3 (2.52m)
Primary bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 12'3 (3.74m) x 8'2 (2.51m)
Another spacious double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 9'0 (2.76m) x 6'9 (2.07m)
Large single with window to the rear aspect, fitted wardrobes, fitted carpets, radiator and power points.

BATHROOM- 5'6 (1.69m) x 6'9 (2.07m)
Family bathroom with opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with half pedestal and mixer tap, panelled bath with over head shower attachment and glass shower screen, LVT flooring, radiator and extractor fan.

GARDEN
East facing garden which has been landscaped to create a stunning outside space. It is mainly laid to lawn, patio area to the immediate rear with gravelled area to the bottom providing a sunny space to sit. The garden is enclosed by timber fencing and gated side access.

PARKING
Two allocated parking spaces.

103 Milner Avenue, Driffield, YO25 5DE

DESCRIPTION
Located in a highly regarded Bellway Homes estate on the outskirts of Driffield, 103 Milner Avenue is an exceptionally well presented and sophisticated home. Brought to the market in impeccable condition, the property boasts a spacious living area with a sociable kitchen/diner and French doors leading out to the garden offering a perfect setting for hosting. The first floor is also equally as generous with three good size bedrooms and stylish family bathroom. Viewings are highly recommended!
The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen/dining room, first floor landing with 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.

