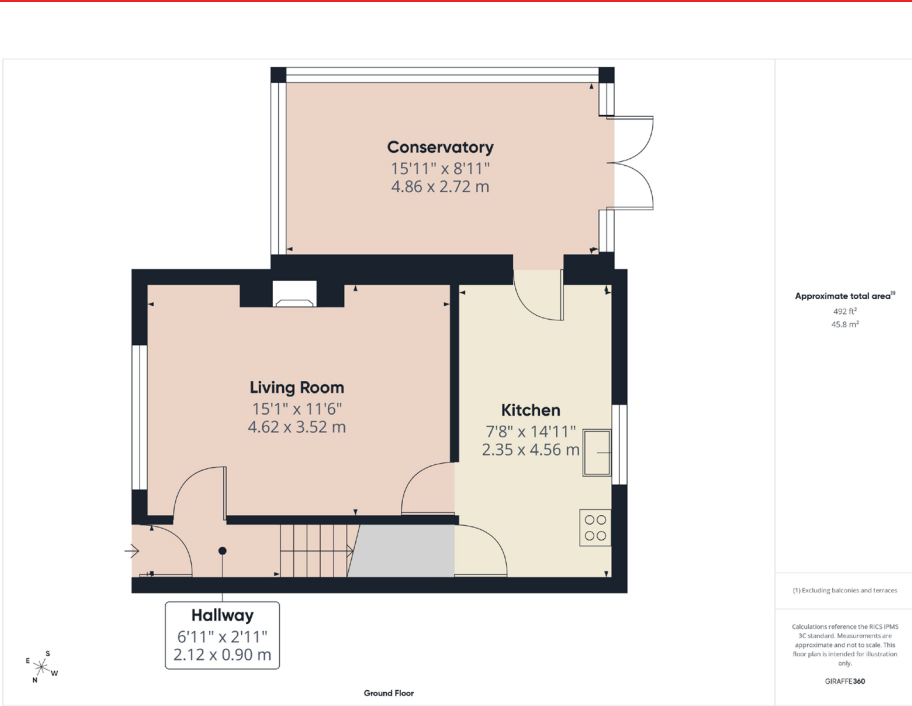




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£145,000

1 Star Hill Road,
Drifffield, YO25 5EY

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'.

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.



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

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Dee Atkinson & Harrison



1 Star Hill Road, Driffield, YO25 5EY

A fantastic opportunity to purchase a three-bedroom, end-terrace home, ideally located close to town and offered at a competitive price. 1 Star Hill Road is modern and neutrally decorated throughout, providing a welcoming and versatile living space. With two reception rooms, there is plenty of room for versatile accommodation and for each room to suit the buyers specific needs. Outside, the property really comes into its own. The stunning, generously sized garden has been exceptionally well looked after and provides a fantastic outdoor space to enjoy throughout the year. The property also benefits from off-street parking, adding further convenience. A great home and opportunity to purchase a property that is competitively priced- not one to miss!

The property briefly comprises:- entrance hall, lounge, kitchen, conservatory, first floor landing with three bedrooms, family bathroom, rear garden and off street parking to the front.

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

Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets and radiator.

LOUNGE- 15'1 (4.62m) x 11'6 (3.52m)

A cosy yet very spacious living area with window to the front aspect, coving, electric fireplace with surround, hearth and mantel piece, fitted carpets, TV point and power points.

KITCHEN- 7'8 (2.35m) x 14'11 (4.56m)

Well appointed and modern kitchen with door to the side aspect, window to the rear, coving, wall mounted gas boiler, understairs storage cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, free standing oven with gas hob, tiled flooring, radiator and power points.

CONSERVATORY- 15'11 (4.86m) x 8'11 (2.72m)

Door to the rear aspect, windows to all three sides, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING

Coving, fitted carpets and power points.

BEDROOM ONE- 14'8 (4.48m) x 7'1 (2.16m)

Double bedroom with window to the front aspect, coving, built in wardrobes with

sliding doors, fitted carpets, radiator and power points.

BEDROOM TWO- 8'0 (2.46m) x 8'11 (2.72m)

Another double bedroom with window ot the rear aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 9'3 (2.84m) x 5'11 (1.82m)

Window to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BATHROOM- 5'1 (1.56m) x 5'9 (1.76m)

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

GARDEN

West facing garden which is really well presented and of ample size. It is mainly laid with lawn and enjoys a patio area to the immediate rear and has an additional patio to the bottom of the garden, another ideal area for seating. There is a pergola and a fish pond, raised flower and shrub borders, garden shed, timber fencing and gated side access.

PARKING

Off street parking to the front for two cars. There is potential to make more parking spaces.