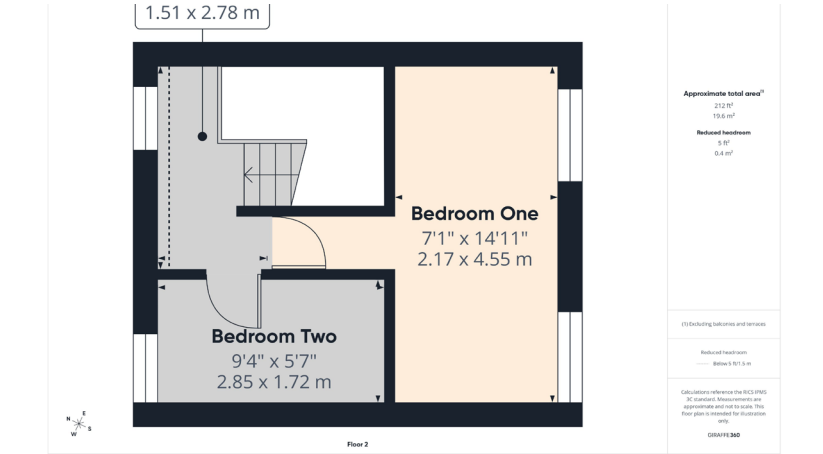
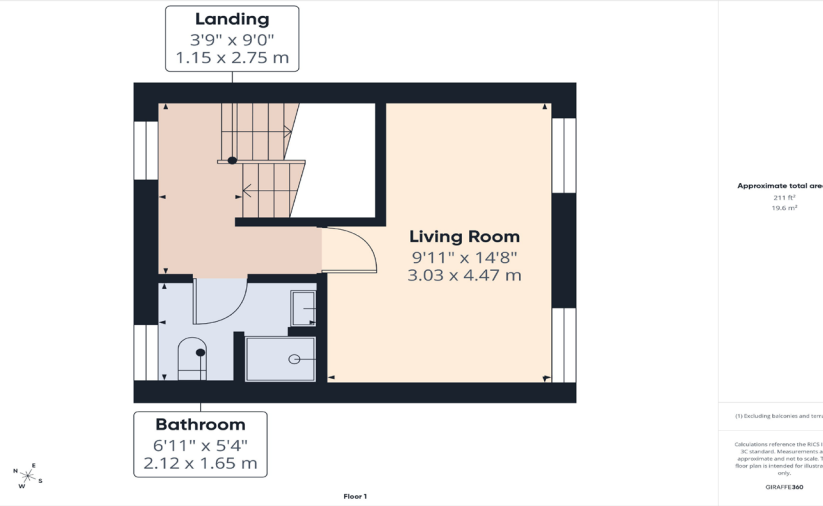
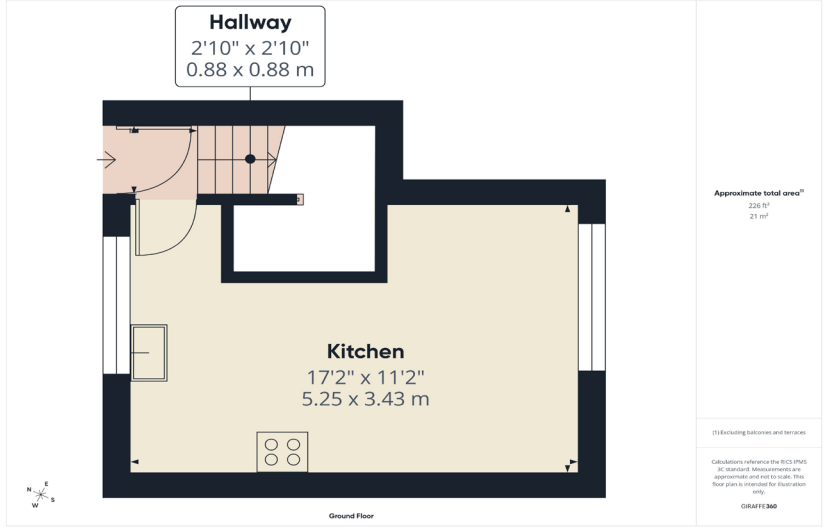




SERVICES
Understood to be connected to mains. Gas, electric and water

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.



Guide Price
£132,500

3 Laundry House,
Driffield, YO25 6DD



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Dee Atkinson & Harrison



3 Laundry House, Laundry Lane, Drifffield, YO25 6DD

DESCRIPTION

A characterful hidden gem, just a stone's throw from the town centre, 3 Laundry House is a charming two-bedroom end-terrace home with uninterrupted views over North End Park and towards All Saints Church. The accommodation is thoughtfully arranged over three floors and offers a wonderfully versatile layout, making it an ideal choice for first-time buyers, downsizers or those looking for a characterful home close to the heart of town. One of the real highlights of the property is the wonderfully secluded rear garden. It has a delightful woodland feel, with mature trees creating a leafy canopy overhead and an abundance of established planting, ferns and climbing greenery! Don't miss out, arrange your viewing today!The property breifly comprises:- entance hall, kitchen/diner, lounge, shower room, two bedrooms and garden

LOCATION

Drifffield 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 leading into the garden and stairs leading to the first-floor landing.

KITCHEN - 17'2" x 11'2" (5.25m x 3.43m)

A bright and vibrant kitchen space with window to the front and rear aspect, inset spotlights, partially tiled walls with orange glossy rectangular ceramic wall tiles, a range of white gloss wall and base units, one and a half sink with drainer unit, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, electric eye-level double over, induction hob, extractor fan, tiled flooring, and powers points. There is also a hidden door which leads into a spacious pantry space.

LANDING

With window over the rear aspect, stairs leading to the ground and second floor, radiator and fitted carpets.

LOUNGE - 9'11 x 14'8" (3.03m x 4.47m)

A spacious living area which is flooded with natural light with windows to the front aspect, vinyl flooring, radiator and power points.

SHOWER ROOM - 6'11" x 5'4" (2.12m x 1.65m)

With opaque window to the rear aspect, inset spotlights, partially tiled walls, three-piece bathroom suite comprising:- white

back to wall WC, a vanity cabinet with counter top sink and mixer tap, shower cubicle with shower panelling, vinyl flooring, towel radiator and extractor fan.

LANDING

With window over the rear aspect, stairs leading to the first floor and fitted carpets.

BEDROOM ONE - 7'1" x 14'11' (2.17m x 4.55m)

A spacious double bedroom with windows to the front aspect, radiator, fitted carpets and power points.

BEDROOM TWO - 9'4" x 5'7" (2.85m x 1.72m)

With window over the rear aspect, radiator, fitted carpets and power points

GARDEN

A north-facing garden which has a wonderfully secluded, woodland feel, with mature trees creating a leafy canopy and providing a peaceful, sheltered atmosphere. A meandering pathway winds through an abundance of established planting, including ferns, ivy and other shade-loving greenery, creating a natural and tranquil setting. The garden is walled and timber fenced with gated access at the top of the garden. There is also a timber shed.

PARKING

Off street parking