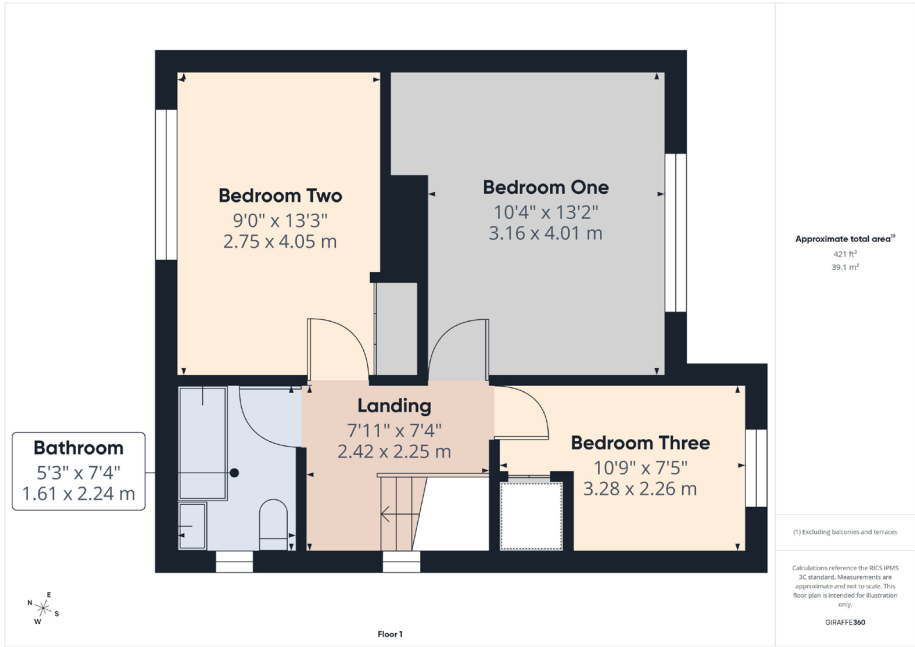
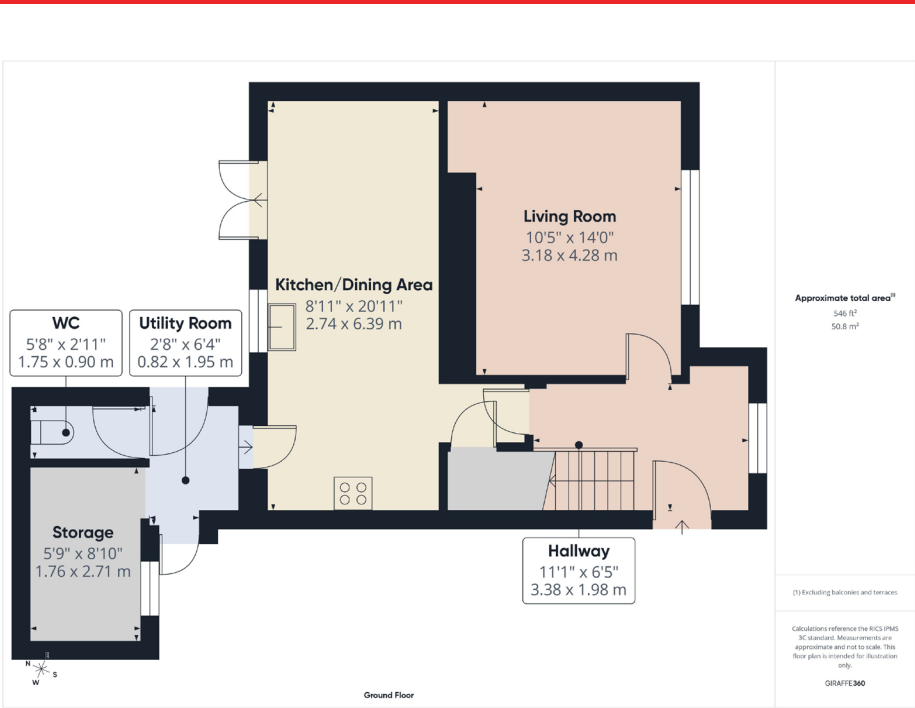




Guide Price
£170,000

37 Northfield Crescent,
Drifffield, YO25 5ES

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dee Atkinson & Harrison



37 Northfield Crescent, Drifffield, YO25 5ES

DESCRIPTION
Occupying a substantial plot, this three-bedroom semi-detached home offers spacious and versatile accommodation perfectly suited to modern family living. 37 Northfield Crescent boasts a welcoming entrance hall and an effortless flow between rooms, creating a warm and inviting atmosphere. Offering modern living throughout with its open plan kitchen/dining space whilst also boasting a handy utility area and additional storage rooms, providing practicality and potential to convert or reconfigure to suit a buyer's individual lifestyle needs. Externally, the property stands out with its extensive lawned frontage, offering excellent kerb appeal and scope to create off-street parking, subject to the necessary permissions and consents. This is a fantastic opportunity to secure a home with so much more to offer! The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, utility room, WC and storage cupboard to the ground floor. On the first floor are three good size bedrooms with family bathroom. There is a spacious rear garden and on street parking.

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 to the side aspect, window to the front aspect, panelled walls, stairs leading to the first floor landing, understairs cupboard, fitted carpet and radiator.

LOUNGE- 10'5 (3.18m) x 14'0 (4.28m)

Spacious living area with window to the front aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 8'11 (2.74m) x 20'11 (6.39m)

French doors and window to the rear aspect, tiled splash back, storage cupboard, a range of wall and base units with breakfast bar area, one and a half sink with drainer unit, space for fridge, plumbing for a dishwasher, electric oven with gas hob, extractor hood, vinyl flooring, radiator, TV point and power points.

UTILITY ROOM- 2'8 (0.82m) x 6'4 (1.95m)

Doors to both side aspect, plumbing for washing machine, wall mounted cupboard and power points.

WC

Low flush WC and vinyl flooring.

STORAGE

Window to the front aspect, worktop with space underneath lighting and power points.

FIRST FLOOR LANDING

Window to the side aspect, panelled walls,

fitted carpets and power points. There is also access to the loft space.

BEDROOM ONE- 10'4 (3.16m) x 13'2 (4.01m)

Double bedroom with window to the front aspect, built in cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.75m) x 13'3 (4.05m)

Another double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 10'9 (3.28m) x 7'5 (2.26m)

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

BATHROOM- 5'3 (1.61m) x 7'4 (2.24m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC. sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

North facing garden which is mainly laid with lawn, patio area to the immediate rear with gravelled area housing a summerhouse, green house, planted shrubs, flowers and trees, timber fencing and side gated access. There is also a beautifully landscaped south facing garden to the front of the property.

PARKING

On street parking.