



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£165,000**

**34 Northfield Road,  
Driffield, YO25 5EU**

**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.



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**Dee Atkinson & Harrison**





# 34 Northfield Road, Driffield, YO25 5EU

## DESCRIPTION

Brought to the market with no onward chain, 34 Northfield Road is a three bedroom property located in a sought after established area. Having being loved by the current owners, it has been well maintained throughout but allows any potential buyer to make it their own. The property boasts spacious accommodation both internally and externally- viewings are highly recommended!

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, first floor landing, 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.



## THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL-** 6'7 (2.01m) x 11'0 (3.36m)

Door to the side aspect, window to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

**LOUNGE-** 14'0 (4.27m) x 10'5 (3.18m)

Window to the front aspect, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

**KITCHEN/DINING AREA-** 2'10 (6.40m) x 9'2 (2.80m)

Door and windows to the rear aspect leading out to the garden, built in storage cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring and fitted carpets, radiator and power points.

**FIRST FLOOR LANDING-** 7'5 (2.27m) x 8'0 (2.46m)

Window to the side aspect, fitted carpets and radiator. There is also access to the loft.

**BEDROOM ONE-** 13'3 (4.06m) x 10'5 (3.18m)

Window to the front aspect, built in

wardrobe, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO-** 13'3 (4.05m) x 9'2 (2.80m)

Window to the rear aspect, built in wardrobe and fitted wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE-** 7'7 (2.32m) x 10'11 (3.34m)

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

**BATHROOM-** 7'4 (2.26m) x 5'5 (1.66m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, vinyl flooring and extractor fan.

## GARDEN

Very well presented South facing garden which is mainly laid with lawn, slate area to the rear, patio area to the immediate rear of the property, brick outbuilding ideal for storage and hedging round the boundary.

## PARKING

Off street parking.