



Approximate total area*
427 sq ft
39.6 m²



(1) Excluding balconies and terraces
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
DRAFF360



Approximate total area*
303 sq ft
28.3 m²

(1) Excluding balconies and terraces
Calculations reference the RICS DIMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Guide Price
£170,000

**Harlyn, Middle Street North,
Driffield, YO25 6ST**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains. Mains gas, water and electric. The property benefits from a brand new boiler.

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 'D'.

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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THE ACCOMMODATION COMPRISES:#

ENTRANCE HALL- 2'6 (0.77m) x 4'7 (1.41m)
 Door to the front aspect, stairs leading to the first floor landing, wood effect laminated flooring, radiator and power points.

LOUNGE- 12'9 (3.88m) x 13'6 (4.12m)
 A stylish and spacious living area with bay window to the front aspect, picture rail, electric fireplace with surround and hearth, wood effect laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 15'8 (4.80m) x 10'1 (3.09m)
 Modern and timeless newly fitted kitchen with two windows to the rear aspect, pantry cupboard, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated fridge, oven with gas hob and extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 4'8 (1.44m) x 12'1 (3.70m)
 Window and door to the side aspect, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for additional white goods, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 2'9 (0.85m) x 6'8 (2.05m)
 Fitted carpets and power points. There is

also access to the loft.

BEDROOM ONE- 9'9 (2.98m) x 11'5 (3.45m)
 Double bedroom with window to the front aspect, picture rail, fitted carpets, radiator and power points.

BEDROOM TWO- 9'8 (2.96m) x 10'2 (3.11m)
 Window to the rear aspect, picture rail, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 5'10 (1.80m) x 6'6 (1.99m)
 Window to the rear aspect, picture rail, fitted carpets, radiator and power points.

BATHROOM- 5'8 (1.74m) x 6'5 (1.96m)
 Inset spotlights, picture rail, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, vinyl flooring, heated towel rail, extractor fan and shaving point.

GARDEN
 East facing garden which is mainly laid with lawn, patio area to the immediate rear of the property, additional patio area to the bottom along with a summerhouse, hedging and timber fencing with gated side access.

PARKING
 On street parking.

Harlyn, Middle Street North, Driffield, YO25 6ST

DESCRIPTION

Brought to the market with no onward chain, Harlyn is a very well presented and stylish three bedroom mid terrace. Located in the heart of Driffield and enjoying a town centre location, the current vendor has transformed and upgraded the property throughout to create a move in ready, modern home. The garden provides a private and secluded place to enjoy the summer sunshine and is a generous size for hosting family and friends. The property ticks a lot of boxes and would be suited to a variety of potential buyers. The property briefly comprises: entrance hall, lounge area with bay window, good size kitchen with understairs cupboard for plenty of storage, utility room, three bedrooms, family bathroom, good size garden with side access to the front and on 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.



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