



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Offers In Region Of
£120,000**

**36 Star Hill Road,
Driffield, 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.



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Dee Atkinson & Harrison



36 Star Hill Road, Drifffield, YO25 5EY

DESCRIPTION

Brought to the market with no onward chain, 36 Star Hill Road is a three bedroom mid terrace. The property is presented with the opportunity for any potential buyer to put their own stamp on it. Offering spacious accommodation both internally and externally with a private garden, it also enjoys a fabulous outbuilding to the rear which would make a great work from home office or storage space with a bit of TLC.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, first floor landing with three bedrooms, bathroom, rear garden, front 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- 2'11 (0.91m) x 7'0 (2.15m)

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

LOUNGE- 11'8 (3.56m) x 15'0 (4.58m)

Window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 14'11 (4.56m) x 7'7 (2.33m)

French doors to the rear aspect with additional windows, inset spotlights, understairs storage space, tiled splash back, a range of wall and base units with breakfast bar area, sink with drainer unit, space for white goods, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 5'10 (1.79m) x 5'9 (1.76m)

Dado rail and fitted carpets.

BEDROOM ONE- 8'9 (2.67m) x 14'10 (4.52m)

Window to the front aspect, storage space, fitted carpets, radiator and power points.

BEDROOM TWO- 8'11 (2.72m) x 7'11 (2.43m)

Window to the rear aspect, partially

panelled wall, cupboard housing the gas combi-boiler, fitted carpets, radiator and power points. There is also access to the loft which has a pull down loft ladder, velux window, fully boarded and has power.

BEDROOM THREE- 6'0 (1.84m) x 6'6 (1.99m)

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

BATHROOM- 5'8 (1.75m) x 5'0 (1.54m)

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

GARDEN

South facing brick walled garden which is easily maintainable and a great 'lock up and go' outdoor space. It is mainly laid with patio and has artificial grass with raised bed and rear gated access.

OUTBUILDING- 12'0 (3.67m) x 5'6 (1.68m)

Brick outbuilding which is a versatile space which has power and lighting.

PARKING

On street parking.