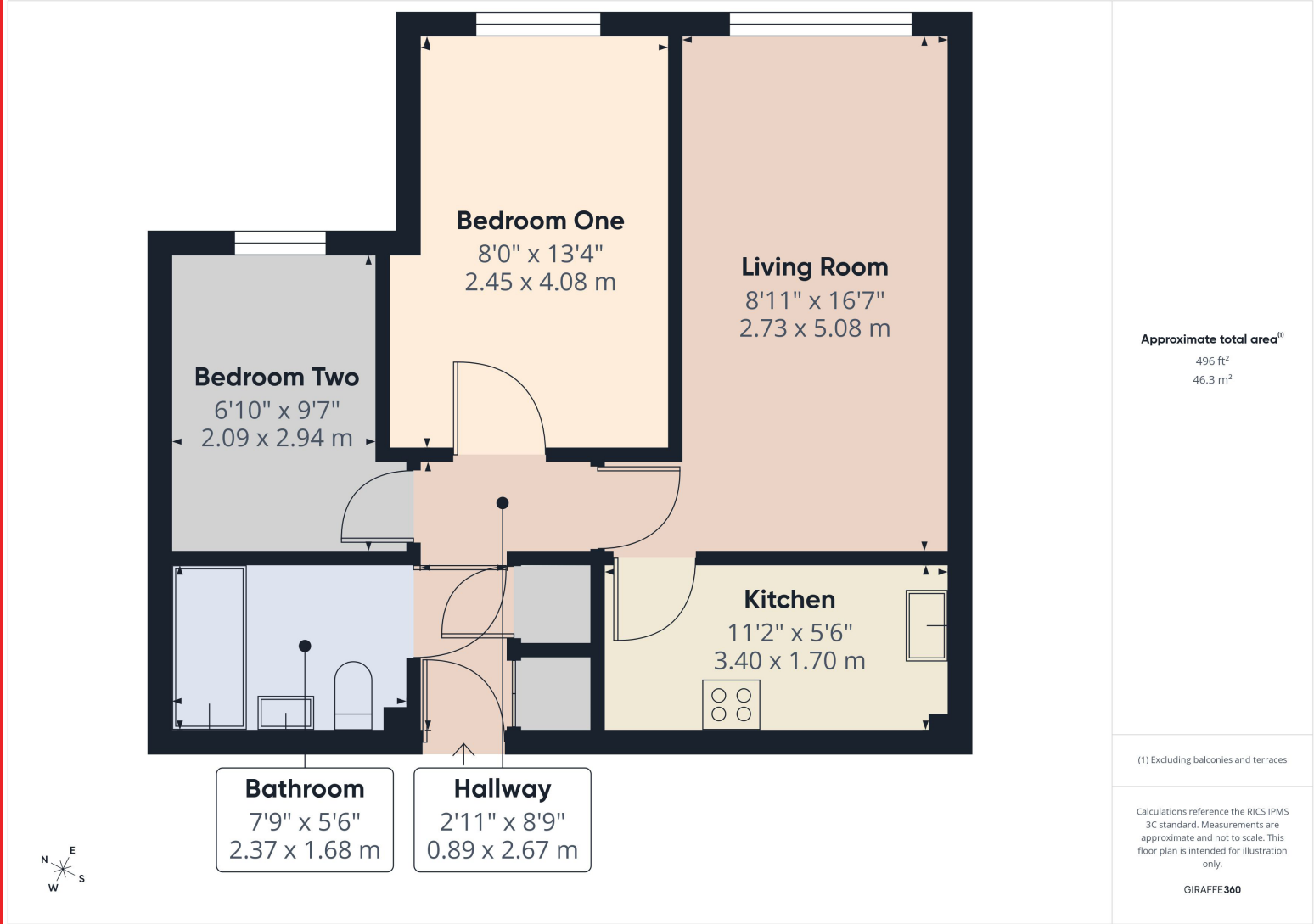




Asking Price
£97,500

17 Fawcett Gardens,
Drifffield, YO25 5NR



SERVICES
Heating is via electric storage heaters. Understood to all be connected to mains water, electric and drainage.

TENURE
The property is held under leasehold title and offered with the benefit of vacant possession upon completion. The lease is 125 years from 01/01/2000 with 99 years remaining. More information will be available via a solicitor.

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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17 Fawcett Gardens, Driffield, YO25 5NR

This well-presented first-floor apartment offers comfortable and practical accommodation, making it an ideal choice for a variety of potential purchasers. 17 Fawcett Gardens features two good-sized bedrooms, alongside well-maintained living accommodation throughout. Situated within a well-managed block of apartments, the property also benefits from a dedicated parking space. Conveniently located close to the local town centre, residents can enjoy easy access to a range of shops, amenities and everyday services. An excellent opportunity for first-time buyers, downsizers, investors or those seeking a conveniently located home, early viewing is highly recommended. The property briefly comprises:- communal entrance leading up to the apartment entrance hall, lounge, kitchen, two bedrooms, bathroom and allocated parking space.

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:-

COMMUNAL ENTRANCE HALL

Front entrance door with intercom system to each flat. The communal areas throughout the building are well maintained and regularly cleaned.

ENTRANCE HALL- 2'11 (0.89m) x 8'9 (2.67m)

Door to the side aspect, airing cupboard, additional storage cupboard, telephone intercom system, laminated flooring, wall mounted electric storage heater and power points.

LOUNGE- 8'11 (2.73m) x 16'7 (5.08m)

A well presented and spacious living area with window to the side aspect, fitted carpets, wall mounted electric storage heater, TV point and power points.

KITCHEN- 11'2 (3.40m) x 5'6 (1.70m)

Tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge, plumbing for washing machine, electric oven with electric hob and extractor hood, vinyl flooring, wall mounted electric heater and power points.

BEDROOM ONE- 8'0 (2.45m) x 13'4 (4.08m)

Double bedroom with window to the side aspect, built in wardrobes, fitted carpets, wall mounted electric heater, TV point and power points.

BEDROOM TWO- 6'10 (2.09m) x 9'7 (2.94m)

Another good size bedroom with window to the side aspect, fitted carpets, wall mounted electric heater, TV point and power points.

BATHROOM- 7'9 (2.37m) x 5'6 (1.68m)

A well presented bathroom with partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and shower screen, vinyl flooring and extractor fan.

OUTSIDE

There are ample visitor parking spaces, a cycle store, bin store and communal gardens.

SERVICE CHARGE

There is a service charge of approximately £742.22 every 6 months and this includes buildings insurance, gardening, car park maintenance, communal electricity and cleaner once a week for the communal areas. The management company is Watsons.

PARKING

There is a dedicated parking space with the apartment. along with plenty of visitor parking spaces, a cycle store, bin store and communal gardens.