



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



**Offers Over  
£155,000**

**2 Scarborough Road,  
Driffield, YO25 5DS**

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric. There is also a water meter to the property.

**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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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH**

Door to the front aspect, coving, dado rail and fitted carpets.

**ENTRANCE HALL**

Coving, dado rail, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

**LOUNGE- 11'10 (3.61m) x 12'8 (3.87m)**

Light and bright living area with bay window to the front aspect, coving, dado rail, open fire with hearth and surround, fitted carpets, radiator, TV point and power points. Opening up to:

**DINING ROOM- 10'7 (3.24m) x 9'7 (2.94m)**

Coving, dado rail, fitted storage cupboard, fitted carpets, radiator and power points.

**KITCHEN- 11'9 (3.61m) x 16'10 (5.15m)**

Door and windows to the rear aspect, coving, wall mounted gas combi-boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, plumbing and space for washing machine and dishwasher, space for fridge and freezer, built in microwave and double oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

**FIRST FLOOR LANDING**

Window to the rear aspect, coving, dado rail, built in storage cupboard, fitted carpets, radiator and power points.

**BEDROOM ONE- 11'10 (3.61m) x 10'10 (3.31m)**

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

**BEDROOM TWO- 10'10 (3.31m) x 10'9 (3.29m)**

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

**BATHROOM- 8'11 (2.74m) x 5'1 (1.55m)**

Family bathroom with opaque window to the front aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, large walk in shower, vinyl flooring radiator and extractor fan.

**SECOND FLOOR**

**LOFT SPACE/BEDROOM THREE- 10'9 (3.28m) x 15'1 (4.60m)**

Dorma window to the rear aspect, access to the eaves, fitted carpets, radiator and power points. Great room to work from home.

**GARDEN**

A sunny South-West facing walled garden which is mainly laid with lawn, patio area to the immediate rear, brick built outbuilding, and rear gated access.

**PARKING**

On street parking.

# 2 Scarborough Road, Driffield, YO25 5DS

**DESCRIPTION**

A charming two/three bedroom Victorian terrace is brought to the market with no onward chain. 2 Scarborough Road, built in the early 1900's offers spacious and naturally light accommodation throughout with well-proportioned bedrooms. Retaining characterful features throughout, it presents an excellent opportunity to modernise and upgrade to suit individual buyers taste and style. Situation close to the centre of town and to local schools, the property also benefits from a walled, enclosed garden providing a private outdoor space to enjoy with family and friends. Competitively priced!

The property briefly comprises:- entrance porch, entrance hall, lounge, dining room, kitchen, first floor landing with two double bedrooms, family bathroom, second floor with loft space, rear garden 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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