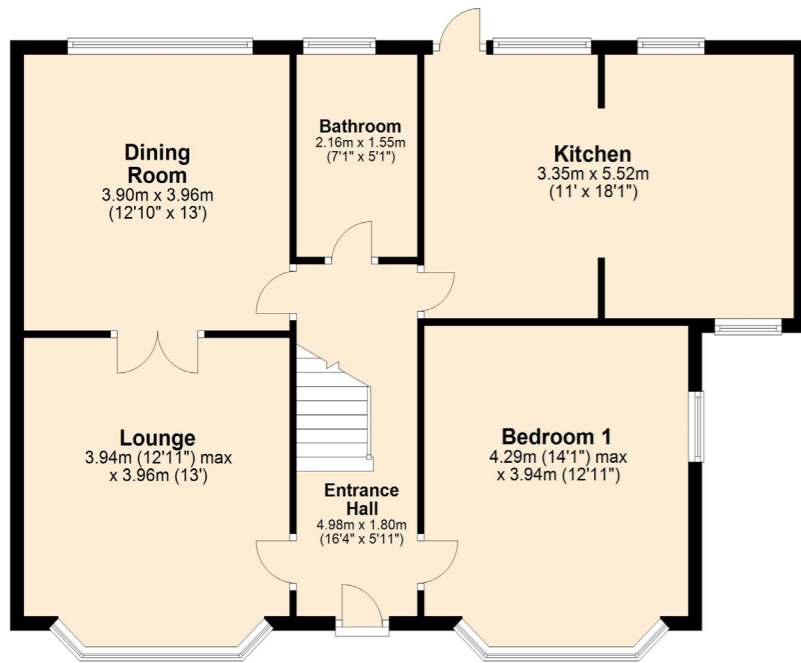


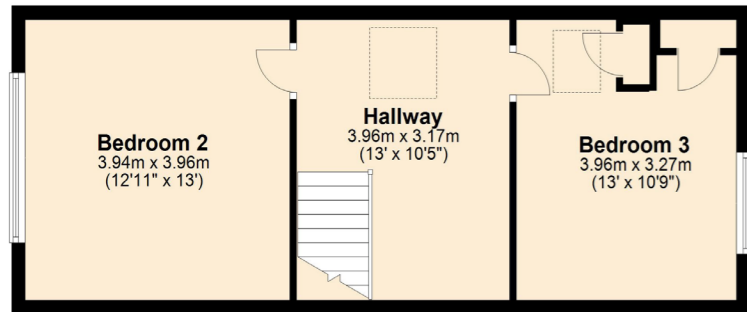
Ground Floor

Approx. 82.3 sq. metres (885.7 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 124.3 sq. metres (1337.4 sq. feet)

Floorplan of existing building.
Plan produced using PlanUp.



**Offers In Region
£260,000**

**14 York Road,
Driffield, YO25 5AU**

SERVICES

All connected to mains.

TENURE

The property is held under freehold title.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



14 York Road, Driffield, YO25 5AU

DESCRIPTION

14 York Road is a very well proportioned dorma bungalow offering three double bedrooms and a huge garden to the rear. It's in a prime location for local amenities as it's a short walk into town. The property could do with a some renovation and has plenty of room for an extension if desired. It's got lots of potential to be a charming home.

The property briefly comprises: entrance hall, lounge, dining room, large kitchen area, downstairs double bedroom, first floor landing with two additional bedrooms, large rear garden, front garden, garage and off street parking.

LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4.98m (14'1) x 3.94m (12'11)

Door to the front aspect, radiator and power points.

LOUNGE- 3.94m (12'11) x 3.96m (13')

Bay window to the front aspect, double doors leading to the dining room, electric fire with hearth, radiator, TV point and power points.

DINING AREA- 3.90m (12'10) x 3.96m (13')

Window to the rear aspect, radiator and power points.

KITCHEN- 3.35m (11') x 5.52m (18'1)

Windows to the rear and front aspect, a range of base units, two large built in storage cupboards, tiled splash back, sink with drainer unit, space for fridge freezer, gas hob, gas oven, partially tiled walls, carpet and vinyl flooring, radiator and power points.

BATHROOM- 2.16m (7'1) x 1.55m (5'1)

Opaque window to the rear aspect, wet room style bathroom with partially tiled walls, electric shower, low flush WC, sink with pedestal, extractor fan and radiator.

BEDROOM ONE- 4.29m (14'1) x 3.94m (12'11)

Bay window to the front aspect, window to the side, serving hatch, radiator and power points.

FIRST FLOOR LANDING- 3.96m (13') x 3.17m (10'5)

Power point.

BEDROOM TWO- 3.94m (12'11) x 3.96m (13')

Window to the side aspect, radiator and power points.

BEDROOM THREE- 3.96m (13') x 3.27m (10'9)

Window to the side aspect, velux window to the rear, storage cupboard housing the boiler, secondary storage cupboard and power points.

GARDEN

Large rear garden which is mainly laid to lawn, patio, greenhouse, brick outbuilding, side access and outside tap.

GARAGE

Double doors.

PARKING

Off street parking.