



Asking Price
£140,000

71a Victoria Road,
Drifffield, YO25 6UB

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains.

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 HALL- 10'9 (3.28m) x 3'9 (1.17m)

Door to the front aspect, door to the rear aspect leading to the garden, stairs to the first floor landing, radiator and power points.

LOUNGE- 11'4 (3.46m) x 12'11 (3.96m)

Window to the front aspect, space which could be used for an electric fireplace with hearth, radiator, TV point and power points.

KITCHEN/DINING AREA- 12'9 (3.91m) x 11'0 (3.37m)

Window to the rear aspect, combi-boiler, a range of wall and base units, sink with drainer unit, space for washing machine, space for fridge, integral wine rack, electric oven, electric hob, extractor hood, tiled flooring, radiator and power points.

FIRST FLOOR LANDING

Window to the rear aspect which creates a large open landing space, radiator, power points and access to loft space.

BEDROOM ONE- 12'6 (3.82m) x 10'10 (3.32m)

Window to the rear aspect, radiator and power points.

BEDROOM TWO- 11'2 (3.43m) x 10'11 (3.35m)

Window to the front aspect, open fireplace, fitted storage cupboard, radiator, TV point and power points.

BATHROOM- 7'9 (2.38m) x 5'11 (1.81m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, laminated flooring, radiator and extractor fan.

GARDEN

Fenced in yard to the rear which has been partially laid with artificial grass, gate to the rear and outside tap.

PARKING

On street parking.

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DESCRIPTION

71a Victoria Road is a very well maintained two bedroom mid terrace. It's offered to the market with no chain and is ideal for first time buyers or property investors. Having been updated over the last few years, viewing is must to appreciate it's space and homely feel. The property also, sits within walking distance of town and all local amenities.

The property briefly comprises:- large entrance hall, lounge, kitchen/diner to the rear, two double bedrooms, family bathroom and yard to the rear which is fully enclosed.

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.



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