



Approximate total area<sup>(1)</sup>  
508.80 ft<sup>2</sup>  
47.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Asking Price**  
**£130,000**

**18 Camellia Close,**  
**Drifffield, YO25 6QT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

**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- 4'8 (1.44m) x 4'4 (1.32m)**

Door to the front aspect, built in storage space, radiator and power points.

**LOUNGE- 15'10 (4.84m) x 11'5 (3.49m)**

Window to the front aspect, wall mounted gas fireplace, radiator, TV point and power points.

**KITCHEN- 8'11 (2.72m) x 7'3 (2.22m)**

Door and window to the rear, coving, wall mounted gas boiler, a range of wall and base units, sink with drainer unit, tiled splash back, space for white goods, electric hob and power points.

**CONSERVATORY- 6'6 (1.99m) x 6'2 (1.90m)**

Door to the rear aspect, windows to all three aspects and power points.

**BEDROOM ONE- 11'7 (3.54m) x 11'5 (3.50m)**

Large double bedroom with window to the rear aspect, radiator and power points.

**BATHROOM- 6'1 (1.87m) x 7'4 (2.25m)**

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower and radiator.

**GARDEN**

Well proportioned garden which is mainly laid to lawn, patio area to the immediate rear ideal for seating, garden storage shed and gated side access.

**EXTERNAL**

To the front of the property is mature shrubs and flowers, gravelled area and patio walk way to the property. There is also a built in secure storage unit.

**PARKING**

Allocated parking space.

**SERVICES**

Understood to all be connected to mains.



# 18 Camellia Close, Driffield, YO25 6QT

**DESCRIPTION**

18 Camellia Close is a one bedroom bungalow perfect for those looking to downsize but also enjoying spacious accommodation. In need of some refurbishment throughout, once done could make a fantastic home. Tucked away in a quiet cul-de-sac and within short walking distance into town, this is offered to the market with no chain and is ready for viewing.

The property briefly comprises:- entrance hall, cloakroom, lounge, kitchen, conservatory, double bedroom with ensuite, garden to the front and rear with designated 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.



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