



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		



**Asking Price**  
**£120,000**

**21 King Street,**  
**Drifffield, YO25 6QW**

**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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**Dee Atkinson & Harrison**



# 21 King Street, Driffield, YO25 6QW

## DESCRIPTION

21 King Street located in the heart of town, is a two bedroom victorian mid-terrace. Arranged over three floors. Been lovingly updated and reconfigured by it's current owners it has benefitted from a full re-wire, brand new kitchen and boiler, full decor re-vamp throughout including new windows and doors. It would make a great starter home for those who want to get on the property ladder as well as anyone looking to invest.

The property briefly comprises:- entrance porch, lounge/dining space, kitchen, two double bedrooms to the first floor with family bathroom, second floor with additional loft space, rear courtyard 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.

## THE ACCOMMODATION COMPRISES:

**ENTRANCE PORCH-** 2'10 (0.89m) x 3'7 (1.10m)

Door to the front aspect and stairs leading to the first floor landing.

**LOUNGE/DINING AREA-** 22'4 (6.82m) x 12'1 (3.69m)

Open plan living space with sash windows to the front and rear aspect, understairs storage cupboard, radiator, TV point and power points.

**KITCHEN-** 9'4 (2.85m) x 5'4 (1.64m)

Door and window to the side aspect, combi-boiler, a range of wall and base units, glass splash back, plumbing for a washing machine, space for fridge/freezer, sink with drainer unit, electric oven, electric hob, extractor fan, laminated flooring and power points.

## FIRST FLOOR LANDING

Power points.

**BEDROOM ONE-** 11'8 (3.57m) x 13'0 (3.97m)

Sash window to the front aspect, stairs leading up to the loft space, radiator and power points.

**BEDROOM TWO-** 10'3 (3.14m) x 9'4 (2.87m)

Window to the rear aspect, radiator and power points.

**BATHROOM-** 9'11 (3.04m) x 6'11 (2.13m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and vanity surround, panelled bath with over head shower attachment and mixer taps, vinyl flooring, heated towel rail and shaving point.

## SECOND FLOOR

**LOFT SPACE-** 12'7 (3.85m) x 11'5 (3.50m)

Well proportioned loft space currently used as a third bedroom with velux window to the rear, panelled wall, built in storage cupboard, radiator and power points.

## GARDEN

To the rear of the property there is a fully enclosed courtyard, outside tap, side gates, two outbuildings which provide extra storage space and both having new roofs as well as plumbing for a washing machine and power.

## PARKING

On street parking.

