



**Offers Over
£285,000**

**1 Harper Street,
Driffield, YO25 6LX**

PARKING
On street parking.

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 'B'.

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		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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THE ACCOMMODATION COMPRISES:

HALLWAY

Door to the rear aspect, window to the side aspect, understairs storage cupboard, tiled flooring, traditional style radiator and power points.

CLOAKROOM- 2'4 (0.72m) x 5'3 (1.61m)

Stained glass window to the rear aspect, low flush WC, sink with pedestal and tiled flooring.

LIVING ROOM- 10'6 (3.21m) x 17'9 (5.42m)

Oozing character this room originally a sweet shop featuring the main door with stained glass windows to the front aspect, coving, picture rails, dual aspect log burner with stone hearth and wooden surround, laminated wood style flooring, radiator, TV point and power points.

SNUG- 13'11 (4.25m) x 11'3 (3.44m)

Window to the side aspect with 'through' window to the rear aspect, coving, picture rails, double sided log burner with York stone surround and hearth, built in storage cupboard, radiator, TV point and power points.

KITCHEN- 13'10 (4.24m) x 6'7 (2.02m)

Impeccably presented kitchen with sky lights, bespoke kitchen with a range of wall and base units, wooden worktops, belfast sink with drainer board, plumbing for washing machine, space for dryer, space for fridge/freezer, 'Range' style cooker with tiled splash back, stone flooring, iron cast radiator and power points.

DINING AREA- 13'4 (4.07m) x 14'9 (4.52m)

Open plan large dining area with double doors to the rear aspect, stairs leading to the secondary first floor landing, exposed beams, laminated flooring, traditional style radiator and power points.

FIRST FLOOR LANDING TO THE REAR

Stained glass window and laminated flooring.

BEDROOM ONE- 10'4 (3.15m) x 14'5 (4.41m)

Window to the rear aspect, exposed beams, built in storage space, radiator, TV point and power points.

JACK & JILL BATHROOM- 12'11 (3.95m) x 5'7 (1.71m)

Jack & Jill style bathroom with opaque window to the side aspect, exposed beams, three piece bathroom

suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, tiled splash back, built in storage cupboards, stone stairs and cast iron radiator.

BEDROOM TWO- 14'4 (4.38m) x 11'3 (3.43m)

Window to the side aspect, coving, picture rails, feature cast iron fireplace with surround, laminated wood style flooring, radiator and power points.

SECONDARY LANDING

Picture rail and laminated wood style flooring.

BEDROOM THREE- 10'5 (3.20m) x 7'1 (2.17m)

Window to the front aspect, coving, laminated wood style flooring, radiator and power points.

BEDROOM FOUR- 10'4 (3.15m) x 10'0 (3.05m)

Window to the front aspect, laminated wood style flooring, radiator and power points.

BATHROOM- 13'11 (4.24m) x 6'7 (2.02m)

Stained glass window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with half pedestal, free standing back to wall bath, tiled shower cubicle, storage cupboard housing the water tank, tiled flooring and traditional style radiator. There is also loft access.

GARDEN

Easy to maintain garden which has small patch of lawn, outside tap, patio space ideal for seating and is fully enclosed with brick wall and side gate.

OUTBUILDING- 13'7 (4.16m) x 16'2 (4.93m)

To the rear is a brick outbuilding which is currently in the final stages of being renovated. It has it's own pedestrian door to the side, there is stairs leading up to additional living/bedroom space with window to the front aspect as well as power and lighting. The shower room has low flush WC, sink with vanity unit and fully tiled walk in shower cubicle.

STORAGE- 14'7 (4.47m) x 10'8 (3.27m) / 13'11 (4.26m) x 3'10 (1.19m)

The front of the outbuilding offers pedestrian access and double wooden doors leading to two separate storage areas with power and lighting.

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DESCRIPTION

1 Harper street is a piece of Driffield heritage and is very well known around the town for formally being E.Harvatt corner shop. After being converted in the 1980's, this now unique home has been extended and the character enhanced to create a warm and cosy space. Situated a stone's throw away from the town centre, this would make a perfect home for any buyer. The property also has sunny courtyard perfect to enjoy those warm summer nights. Don't miss your chance to own something out the history books... Arrange your viewing today!

The property briefly comprises:- lounge, snug/sitting room, open plan kitchen diner, two accesses up to the first floor landing with four bedrooms and two bathrooms. To the rear is a garden with brick outbuilding converted into additional living space/annexe.

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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