



Approximate total area<sup>(1)</sup>  
656.46 ft<sup>2</sup>  
60.99 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



Dee Atkinson & Harrison

£200,000

34A Newland Avenue,  
Drifffield, YO25 6TX



**SERVICES**

Undersood 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.



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**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL**

Door to the side aspect, storage cupboard housing the wall-mounted boiler, radiator, power point and loft access.

**LOUNGE**

Double doors to the rear aspect, electric wall-mounted fire, radiator, TV point and power points.

**CONSERVATORY**

Doors to the side aspect leading to the garden, windows to all three aspects, laminated flooring, TV point and power points.

**KITCHEN**

Window to the rear aspect, a range of wall and base units, integrated fridge/freezer, plumbed-in washing machine, free standing dryer, sink with drainer unit, gas hob, electric oven, extractor hood, laminated flooring, radiator and power points.

**BEDROOM ONE**

Large window to the front aspect, built in fitted wardrobes with sliding doors, radiator and power points.

**BEDROOM TWO**

Window to the front aspect, radiator and power points.

**BATHROOM**

With three piece suite including an encased bath with an independent shower and screen over, low level WC and pedestal wash hand basin. Part tiled walls and heater towel rail.

**GARDEN**

North-east-facing private garden, which has been laid with astro turf for easy maintenance, patio area, summer house and side access to the front of the property.

**PARKING**

Off-street parking for two/three cars.

**34A Newland Avenue, Driffield, YO25 6TX**

**DESCRIPTION**

An impressive modern detached bungalow situated in a prime residential location that lies within level walking distance of the town centre and all main amenities. The gas centrally heated and double glazed accommodation briefly comprises:- entrance hall with storage cupboard, lounge, conservatory, kitchen, two bedrooms, family bathroom, garden with shed, off street parking and front low maintenance garden.

**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.

