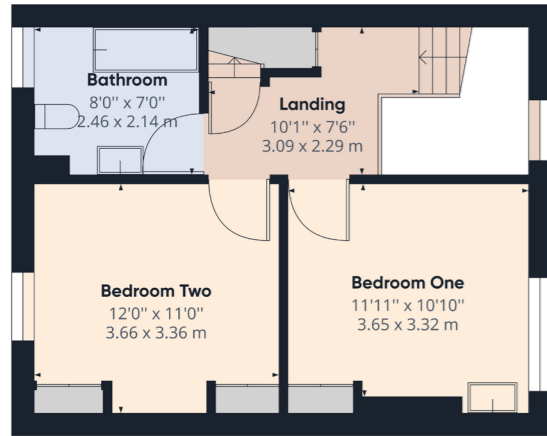


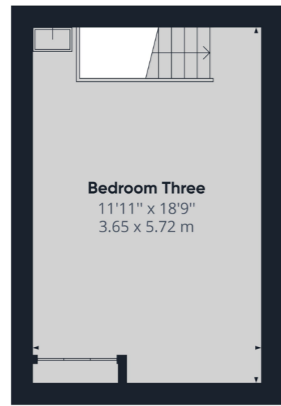
Approximate total area\*\*  
492.73 sq ft  
45.63 sq m

Ground Floor



Approximate total area\*\*  
385.25 sq ft  
35.33 sq m

Floor 1



Approximate total area\*\*  
387.11 sq ft  
35.60 sq m

Floor 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Offers In The Region Of  
£189,950

43 Victoria Road,  
Drifffield, YO25 6TY

**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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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



# 43 Victoria Road, Driffield, YO25 6TY

**DESCRIPTION**  
 43 Victoria Road is a characterful three bedroom victorian property located just a stones throw away from town centre. Boasting with period features and offering plenty of scope to improve, this property is very deceiving from the outside and oozes space throughout. It has a stunning private garden which is rare to find and being brought to the market with no onward chain, viewings are highly recommended!  
 The property briefly comprises:- entrance porch to hallway, lounge and separate dining area, kitchen, two double bedrooms to the first floor with family bathroom, third double bedroom to the second floor, large rear garden, side access 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- 4'2 (1.28m) x 3'5 (1.04m)**  
 Door to the front aspect, coving, panelled walls and tiled flooring.

**HALLWAY- 10'4 (3.15m) x 3'5 (1.06m)**  
 Coving, stairs leading to the first floor landing, lino flooring, radiator and power points.

**LOUNGE- 14'4 (4.38m) x 11'5 (3.50m)**  
 Large bay window to the front aspect, coving, picture rails, panelled walls, built in storage shelves and cabinets, laminated flooring, radiator, TV point, telephone point and power points.

**DINING ROOM- 11'11 (3.65m) x 10'7 (3.23m)**  
 Window to the rear aspect, coving, picture rail, built in storage cupboards, laminated flooring, radiator and power points.

**KITCHEN- 13'1 (3.99m) x 7'4 (2.25m)**  
 Door and windows to the side aspect, a range of wall and base units and built in shelves, tiled splash back, belfast sink with mixer taps, plumbing for dishwasher and washing machine, space for fridge/freezer, feature chimney breast which has been used for gas hob and electric oven, extractor hood, partially tiled walls, understairs storage cupboard, laminated flooring and power points. There is also loft access.

**FIRST FLOOR LANDING**  
 Window to the rear aspect, understairs storage cupboard, telephone point, power point and fitted carpets.

**BEDROOM ONE- 11'11 (3.65m) x 10'10 (3.32m)**  
 Window to the rear aspect, picture rails, built in wardrobes/storage cupboard, sink with vanity space underneath and tiled splash back, raditor, fitted carpets and power points.

**BEDROOM TWO- 12'0 (3.66m) x 11'0 (3.36m)**  
 Window to the front aspect, picture rail, fitted wardrobes and drawers, lino flooring, radiator and power points.

**BATHROOM- 8'0 (2.46m) x 7'0 (2.14m)**  
 Opaque window to the front aspect, partially tiled walls, cupboard housing the boiler, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, 'P' shaped bath with mixer taps and electric over head shower attachment, lino flooring, heated towel rail and shaving point.

**SECOND FLOOR**  
**BEDROOM THREE- 11'11 (3.65m) x 18'9 (5.72m)**  
 Velux window to the rear aspect, panelled ceiling, fitted wardrobes, sink with vanity unit and splash back, partially laminated flooring and fitted carpet, radiator, TV point and power points.

**GARDEN**  
 South-westerly facing garden which is of ample size has patio to the rear aspect, plant and shrub borders, timber fencing securing the garden, three garden sheds for storage, outside tap and gated side access.

**PARKING**  
 On street parking.

