



Approximate total area⁽¹⁾
959.10 ft²
89.10 m²

(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

Asking Price
£250,000

33 Kings Meadow,
Driffield, YO25 5FB



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 'C'.

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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 8'9 (2.68m) x 3'9 (1.16m)
 Door and windows to the front aspect with tiled flooring.

HALLWAY
 Spacious and light hallway with coving, built in storage cupboard, laminated flooring, radiator, telephone point and power points.

LOUNGE- 15'1 (4.60m) x 12'0 (3.67m)
 Double windows to the side aspect, sliding doors to the rear leading onto the conservatory, coving, gas fireplace with tiled hearth, fitted carpet, radiator, TV point and power points.

CONSERVATORY- 8'4 (2.55m) x 11'7 (3.55m)
 Sliding door to the rear aspect and windows to all three sides, fitted carpet and lighting.

KITCHEN- 12'5 (3.80m) x 7'8 (2.35m)
 Window to the front aspect, coving, wall mounted boiler, a range of wall and base units, tiled splash back, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, gas hob, electric oven, laminated flooring, radiator and power points.

BEDROOM ONE- 10'10 (3.32m) x 10'9 (3.30m)
 Window to the rear aspect, coving, built in wardrobes and draws, fitted carpet, radiator, TV point and power points.

BEDROOM TWO/DINING ROOM- 10'10 (3.32m) x 12'0 (3.67m)
 Large bay window to the front aspect, coving, fitted carpet, radiator and power points.

BATHROOM- 6'6 (2.00m) x 7'6 (2.31m)
 Opaque window to the side aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in shower, laminated flooring and radiator.

GARDEN
 South facing garden which is mainly laid to lawn, plant and shrub borders, patio seating area, large garden shed with power, timber fencing securing the garden and outside tap.

GARAGE- 17'0 (5.19m) x 9'0 (2.76m)
 Up and over door, side pedestrian door, power and lighting.

PARKING
 Off street parking for two cars with car port.

33 Kings Meadow, Driffield, YO25 5FB

DESCRIPTION

This two bedroomed detached bungalow offer bags of potential with its well proportioned rooms, south facing garden and garage!! Located in a popular cul-de-sac setting, 33 Kings Meadow stands out from the rest of the properties in the street with it's individual design, and offers the opportunity to create a beautiful home. It's south facing garden and plot size is an added bonus, this is not one to miss out on!!

The property briefly comprises:- entrance porch, hallway, lounge, conservatory, kitchen, two double bedrooms which one is current used as a dining room, bathroom, garden to the rear and front, single garage and off 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.

