



Dee Atkinson & Harrison

Approximate total area⁽¹⁾
442.80 sq ft
41.12 m²

Reduced headroom
6.75 sq ft
0.63 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.9m/6'2")

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



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Approximate total area⁽¹⁾
418.51 sq ft
38.88 m²

(1) Excluding balconies and terraces

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GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Offers In The Region Of £140,000

3 Harper Street, Driffield, YO25 6LX

SERVICES
Understood to be all 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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3 Harper Street, Driffield, YO25 6LX

DESCRIPTION

3 Harper Street is a two bedroom mid terrace house situated a short distance from the town centre. Having undergone an extensive renovation program to tastefully modernise this victorian property, it's previous floorplan has been reconfigured to create a more open and practical home. With a range of high quality fixtures and fittings, no expense has been spared throughout it's refurbishment. This property gives off a homely and warm feel as soon as you step through the door, viewings are a must! The property briefly comprises:- entrance hall, snug/dining room, lounge, kitchen, first floor landing with two double bedrooms and large bathroom. There is a garden to the rear with brick outbuilding 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 HALL- 11'2 (3.43m) x 2'10 (0.87m)

Door to the front aspect, solid oak wood flooring and power points.

SNUG/DINING AREA- 11'5 (3.49m) x 11'0 (3.37m)

Window to the front aspect, open fireplace with brick surround and slate hearth, solid oak wood flooring, vertical radiator, TV point and power points.

LOUNGE- 12'11 (3.96m) x 14'3 (4.36m)

Window to the rear aspect, stairs leading to the first floor, log burner with brick surround and hearth, solid oak wood flooring, vertical radiator, TV point and power points.

KITCHEN- 14'2 (4.34m) x 6'10 (2.09m)

Windows and door leading to the garden to the side aspect, a range of base units and draws, tiled splash back, Belfast sink with mixer taps, space for fridge/freezer, integrated washing machine, integrated wine fridge, gas hob, electric oven, extractor hood and tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 10'9 (3.30m) x 14'1 (4.31m)

Window to the front aspect, built in wardrobe, fitted carpets, vertical radiator, TV point and power points. There is also loft access. There is also loft access.

BEDROOM TWO- 9'11 (3.04m) x 10'8 (3.27m)

Window to the rear aspect, fitted carpets, vertical radiator, TV point and power points.

BATHROOM- 11'11 (3.64m) x 7'3 (2.22m)

Window to the side aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with half pedestal, free standing bath with mixer taps, large walk in shower cubicle with over head shower and shower attachment, built in storage cupboard housing the combi-boiler and power point, tiled flooring, vertical radiator and extractor fan.

GARDEN

Easily maintainable garden which is south-east facing, fully enclosed with timber fencing, brick outbuilding and outside tap.

PARKING

On street parking.

