

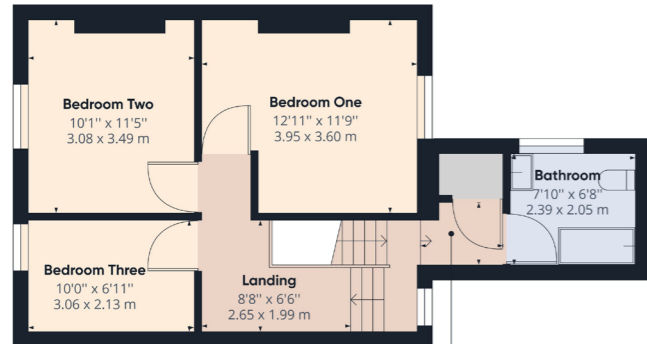
Approximate total area⁽¹⁾
437.00 Bt²
40.63 m²

(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.

GRAFI360

Ground Floor



Approximate total area⁽¹⁾
468.43 Bt²
43.52 m²

(1) Excluding balconies and terraces

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GRAFI360

Floor 1



Offers In The Region Of
£170,000

93 Victoria Road,
Drifffield, YO25 6UB

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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Dee Atkinson & Harrison



93 Victoria Road, Driffield, YO25 6UB

DESCRIPTION

93 Victoria Road is a three bedroom mid terrace property conveniently located to all the local amenities that Driffield has to offer. It's well proportioned throughout and has a superb garden, ideal for keen gardeners. The property has excellent scope to put your own stamp on it and would make a fantastic family home, as well as appealing to first time buyers or even investors.

The property briefly comprises:- entrance hall, lounge, dining space, kitchen, first floor landing, three bedrooms, family bathroom, large rear garden, front garden 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

Door to the front aspect, coving, stairs leading to the first floor, fitted carpets, radiator, telephone point and power points.

LOUNGE- 11'10 (3.62m) x 11'6 (3.51m)

Large bay window to the front aspect, coving, picture rails, gas fire with stone hearth, fitted carpets, radiator, TV point and power points.

DINING ROOM- 13'0 (3.97m) x 11'10 (3.61m)

Sliding doors to the rear aspect, picture rails, understairs storage cupboard, gas fire with surround and tiled hearth, fitted carpets, radiator, TV point and power points.

KITCHEN- 12'1 (3.70m) x 6'8 (2.05m)

Door and window to the side aspect, partially tiled walls, wall mounted boiler, a range of wall and base units, sink with drainer unit, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, freestanding electric hob and electric oven, extractor hood, laminated flooring and power points.

FIRST FLOOR LANDING

Landing over two levels with window to the rear aspect, coving, airing cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 12'11 (3.95m) x 11'9 (3.60m)

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

BEDROOM TWO- 10'1 (3.08m) x 11'5 (3.49m)

Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 10'0 (3.06m) x 6'11 (2.13m)

Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 7'10 (2.39m) x 6'8 (2.05m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, 'P' shaped bath with mixer taps and over head shower attachment, laminated flooring, heated towel rail and extractor fan.

GARDEN

South westerly facing garden which is mainly laid to lawn with patio area ideal for seating, planted shrub and flower borders with space ideal for a vegetable patch, brick outbuildings and side gated access.

PARKING

On street parking.

