



Approximate total area<sup>(1)</sup>  
614.12 sq ft  
57.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area<sup>(1)</sup>  
333.50 sq ft  
30.80 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



Dee Atkinson & Harrison

**Guide Price**  
**£185,000**

**31 George Street,**  
**Drifffield, YO25 6RA**

**SERVICES**  
Understood to be all connected to mains.

**TENURE**  
The property is Freehold and offered with the benefit of vacan 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.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH- 4'0 (1.23m) x (0.90m)**  
 Door to the front aspect and fitted carpets.

**HALLWAY- 11'3 (3.43m) x 2'11 (0.91m)**  
 Stained glass window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

**LOUNGE- 11'10 (3.62m) x 10'7 (3.23m)**  
 Window to the front aspect, electric free standing fireplace with tiled hearth and surround, fitted carpets, radiator, TV point, telephone point and power points.

**DINING AREA- 5'5 (1.67m) x 14'0 (4.27m)**  
 Double doors to the rear and window to the side aspect, open fireplace with tiled hearth, understairs cupboard, fitted carpets, radiators, TV point and power points.

**KITCHEN- 14'4 (4.37m) x 8'0 (2.46m)**  
 Windows to the side aspect, wall mounted boiler, a range of base units, tiled splash back, plumbing for washing machine, space for dryer, space for fridge/freezer, double sink with mixer taps, free standing gas hob and electric oven, tiled flooring, seating area to the rear, radiator and power points.

**FIRST FLOOR LANDING**  
 Fitted carpets, power points and loft access.

**BEDROOM ONE- 11'11 (3.63m) x 14'0 (4.27m)**  
 Window to the front aspect, cast iron feature fireplace, built in wardrobes, fitted carpets, radiator, TV point, telephone point and power points.

**BEDROOM TWO- 10'9 (3.29m) x 12'11 (3.94m)**  
 Window to the rear aspect, built in wardrobe, fitted carpets, radiator and power points.

**BEDROOM THREE- 8'10 (2.70m) x 7'11 (2.42m)**  
 Window to the front aspect, fitted carpets and power points.

**BATHROOM- 7'8 (2.34m) x 7'9 (2.38m)**  
 Opaque window to the front aspect, partially tiled walls, built in storage cupboards, three piece bathroom suite comprising:- low flush WC, sink with pedestal, bath with over head shower attachment and mixer taps, exposed floorboards and radiator.

**GARDEN**  
 Easy maintained garden which is south facing, fully enclosed, outside tap and access to car port.

**PARKING**  
 There is a gated parking to the side of the property which would be suitable for one car.

# 31 George Street, Driffield, YO25 6RA

**DESCRIPTION**

31 George Street is a three bedroom, end terrace, situated in a prime location right in the town centre. Having just undergone a spruce up, the property benefits from brand new carpets throughout and has been freshened up with a lick of paint. The property is deceiving from the outside and also has off street parking which is rare to find in it's location. Offered with no onward chain, it's not one to miss!

The property briefly comprises:- entrance porch, hallway, lounge, large dining space, kitchen, first floor landing with two double bedrooms, one single bedroom, bathroom, outside back yard and gated car port.

**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.



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