

# Residential



## 79 The Mount, Drifffield, East Yorkshire, YO25 5JH

**\*GUIDE PRICE: £170,000 (plus fees)**



### Description

Standing on a corner plot this gas centrally heated and fully double-glazed bungalow is offered to the market at an extremely competitive guide price and will appeal to investors and private buyers looking for single-storey living. The property has only recently benefitted from a new kitchen that has not yet been used and it also offers two sunrooms/conservatories, a living room, two double bedrooms, a shower room, and a single garage. An early opportunity to view should not be missed.

### Location

Located in a popular residential area in the Market Town of Drifffield which has a great variety of local shops, restaurants, and transport links including a railway station, a local market on a Thursday, and is within easy traveling distance of the east coast, Beverley and the Yorkshire Wolds.

### Accommodation

Sun porch, entrance hall, living room, newly fitted kitchen, rear conservatory, two double bedrooms, shower room.

Outside: There are low-maintenance gardens to the front, side, and rear. A private drive with substantial wooden gates leads to an off-street parking area and a single garage. There is also a useful shed at the rear of the garage.

**Viewing:** Strictly by appointment with the auctioneers on 0845 400 9900

**Tenure:** Freehold with vacant possession upon completion.

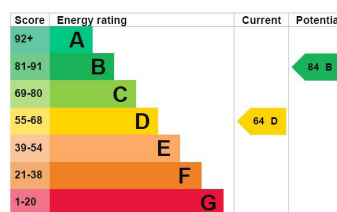
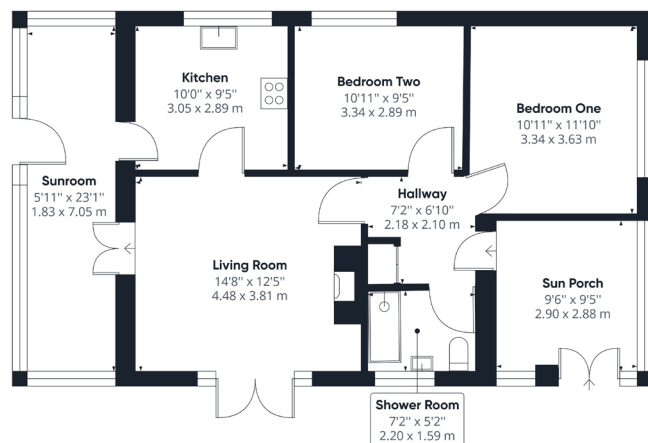
**Services:** All mains services are believed to be connected but have not been tested.

**Solicitors:** Lundy's Solicitors, 17 Exchange Street, Drifffield, YO25 6LA  
Tel: 01377 252831

### Online Bidding

If you are wanting to bid on this property, copy and paste the link below into your URL bar or into a Google search and it will take you to a video that explains the process:

[www.youtube.com/watch?v=lmXr4HXR36c](http://www.youtube.com/watch?v=lmXr4HXR36c)



**Additional Fees:** The purchaser will be required to pay an administration charge of 0.3% of the purchase price subject to a minimum of £750 (£625 plus VAT) and a buyer's premium of £480 (£400 plus VAT) in addition to the purchase price of the property. Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**Joint Agent:** Dee Atkinson & Harrison  
56 Market Place, Drifffield Tel: 01377 241 919

**Viewing:** Auction House on 0845 400 9900.

Dee  
Atkinson  
& Harrison