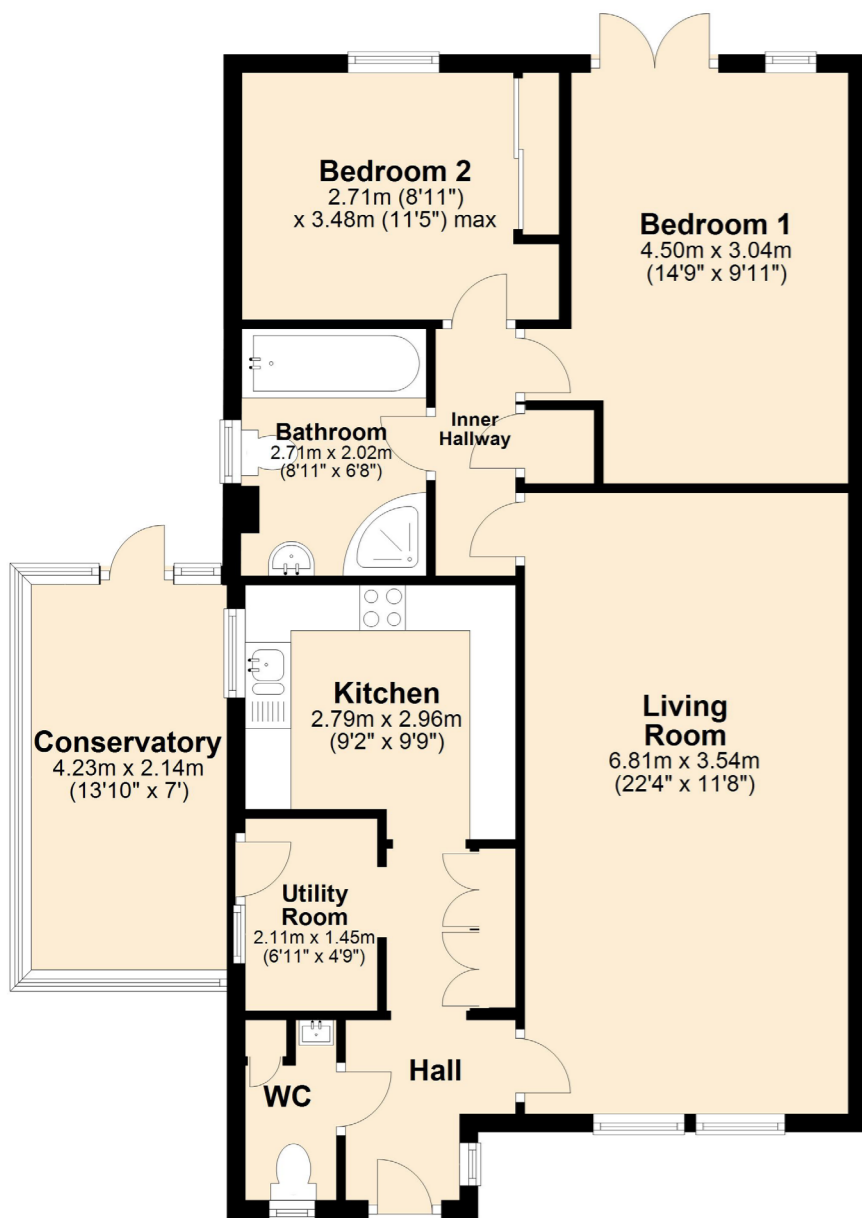
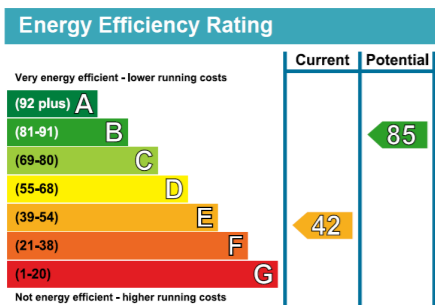


Ground Floor

Approx. 87.3 sq. metres (939.8 sq. feet)



Total area: approx. 87.3 sq. metres (939.8 sq. feet)



£225,000

2 Curlew Close,
Driffield

SERVICES

All main services are connected to the property.

TENURE

Freehold with vacant possession on completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'

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 HALL

With coving to the ceiling and oak doors leading off to;

WC

With low level WC, radiator concealed in an attractive cover, vanity wash hand basin with cupboard beneath and side cupboards one of which houses the Ideal combination boiler that was replaced only 2 years ago. Ceramic tiled floor.

SITTING ROOM

With TV aerial point, coving to the ceiling and two double radiators.

KITCHEN

Refitted with an attractive range of high gloss units finished in grey to doors and drawers with some contracting white doors, soft close drawers, Indesit double oven and four ring ceramic hob with extractor canopy over, integrated dishwasher, integrated fridge and freezer, wine rack, full height units, ceramic tiled floor, coving to the ceiling and opening into;

UTILITY ROOM

With ceramic tiled floor, single radiator, plumbing for automatic washing machine, space for a tumble dryer, wall cupboard and side door into;

CONSERVATORY

With ceramic tiled floor and door to the rear garden.

INNER HALLWAY

With built in storage cupboard, access to the roof space and smoke detector.

BEDROOM ONE

With coving to the ceiling, radiator concealed in an attractive cover, TV aerial point and French doors to the garden.

BEDROOM TWO

With single radiator and fitted wardrobes enclosed behind sliding doors.



BATHROOM

With four piece suite including encased bath, dual flush low level WC, pedestal wash hand basin, corner shower cubicle, single radiator, fully tiled walls alcove shelving and non-slip flooring.

OUTSIDE

2 Curlew Close, Driffield YO25 5HH

DESCRIPTION

Being one of only four detached bungalows on this popular development, this much improved property is a must see for anyone looking for a true bungalow. Occupied from new by the current owners, it has been refurbished with new oak internal doors, new kitchen with numerous appliances and a bathroom upgrade. It provides extremely spacious living accommodation that is gas centrally heated and fully double glazed. A low maintenance South facing garden completes what is a rare find in this location.

LOCATION

Located on the popular 'Birds' development, to the East of the Town Centre it is well placed for the wide range of amenities provided by this thriving Town including the Hospital, Schools and Sports Centre. Driffield is a traditional market Town located centrally within the County of East Yorkshire and offers excellent public transport connections to neighbouring towns and the City of Hull.

