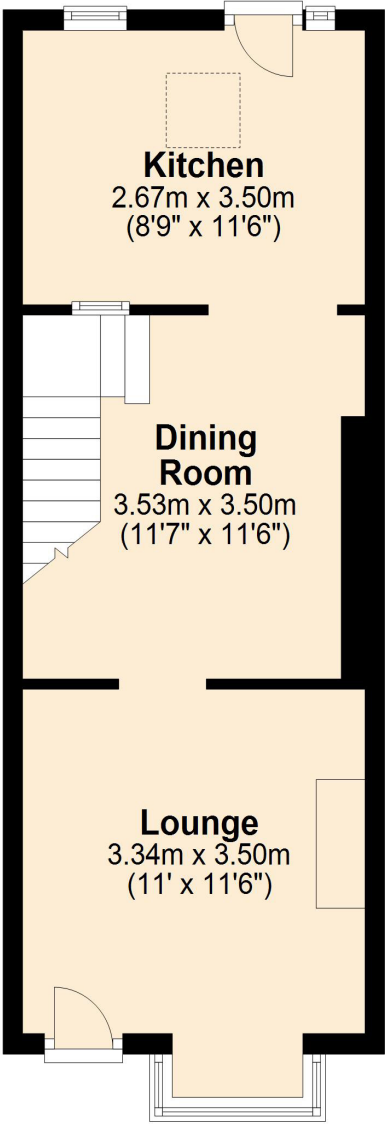
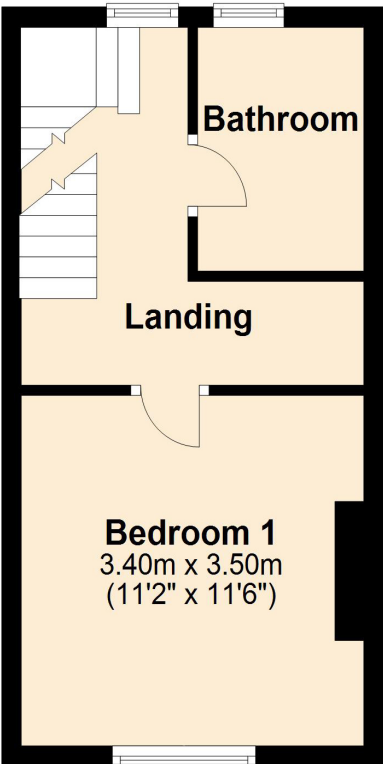


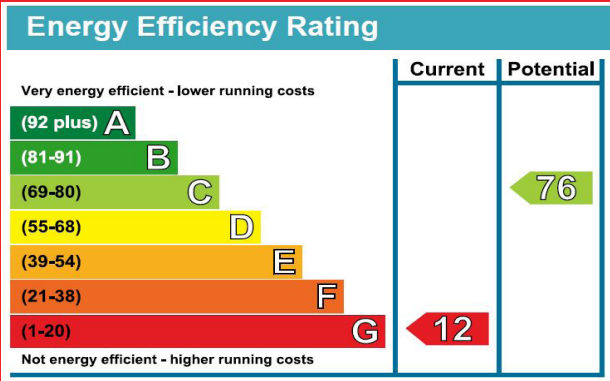
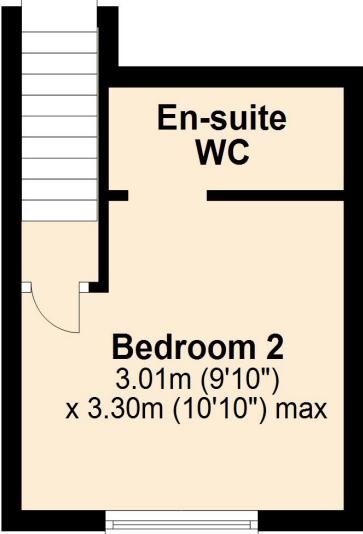
Ground Floor



First Floor



Second Floor



SERVICES

All main services are connected to the property.

TENURE

The property is held under freehold title.

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 '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.



£125,000

26 Brook Street,  
Driffield



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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



# 26 Brook Street, Driffield, YO25 6QP

## DESCRIPTION

A most attractive mid terrace house situated in a extremely convenient location and a minutes walk to the town centre and all main amenities yet enjoying an attractive view to the front of the Driffield Beck. The accommodation is beautifully presented and provides the following double glazed and gas centrally heated accommodation; Lounge, dining room, modern kitchen, bedroom one and bathroom to the first floor with the second bedroom with an en-suite WC to the second floor. There is an attractive south facing garden with patio to the rear and interested parties are strongly urged to make a full internal inspection.

## LOCATION

Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.



## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### LOUNGE

With three wall light points, TV aerial point, bay window, double radiator, PVC front entrance door, opening for a fireplace and square archway to:



#### DINING ROOM

With double radiator, two wall light points, smoke detector and staircase leading off. The dining area is open plan to the kitchen.

#### KITCHEN

With stainless steel sink with mixer tap, base and larder cupboard, double radiator, plumbing for an automatic washing machine, electric cooker point, space for a fridge/freezer, PVC rear entrance door, inset ceiling spotlights and two wall light points.

### FIRST FLOOR

#### LANDING

With area suitable for standing a desk, wall mounted gas central heating boiler and staircase to the second floor.

### BEDROOM ONE

With double radiator and TV aerial point.



### BATHROOM

With three piece white suite including panelled bath with electric shower over, dual flush low level WC, pedestal wash hand basin, single radiator and extractor fan.

### SECOND FLOOR

#### BEDROOM TWO

With double radiator.

#### EN-SUITE WC

With low level WC, pedestal wash hand basin and double radiator.

#### OUTSIDE

To the front of the property is a small brick set forecourt. To the rear is a good sized area of south facing garden including paved patio, lawned garden and garden store.