

Offers In Region Of £170,000

76 Eastgate North, Driffield, YO25 6EE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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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DESCRIPTION
76 Eastgate North is a vibrant and spacious property located a short distance from all local amenities in the town centre. It has a lovely enclosed garden to the rear and benefits from a utility space. It's been improved by the current owners and benefits from a new boiler and shower room. The accommodation spreads over three floors with all double bedrooms.

The property briefly comprises:- open plan lounge/dining area which is spacious and light, kitchen, downstairs showerroom which has been updated recently, utility space leading to the garden, three large bedrooms over two floors, enclosed garden and gravelled garden to the front.

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:

LOUNGE- 10'10 (3.32m) x 11'11 (3.65m)
Front door and window to the front aspect, coving, gas fire in a marble effect hearth, open plan aspect to the dining area, laminated wooden style flooring, radiator, TV point and power points.

DINING AREA- 11'7 (3.54m) x 12'11 (3.96m)
Stairs leading to the first floor landing, open plan aspect, coving, understairs storage cupboard, laminated wood style flooring, radiator and power points.

KITCHEN- 11'10 (3.61m) x 6'10 (2.10m)
Opaque door and window to the rear aspect, a range of wall and base units, tiled splash back, wall mounted combi boiler which was new in 2019, sink with drainer unit, space for fridge, gas oven, gas hob, extractor fan, laminated wood style flooring, radiator and power points.

SHOWER ROOM- 11'10 (3.63m) x 4'3 (1.31m)
Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, walk in fully tiled shower cubicle with electric shower, tiled flooring, radiator and extractor fan.

UTILITY ROOM- 5'8 (1.75m) x 10'2 (3.11m)
Door to the side and rear aspect leading out to the garden with windows, space for free

standing appliances, tiled splash back, fitted work surface and outside tap.

FIRST FLOOR LANDING- 7'11 (2.42m) x 2'8 (0.82m)
Stairs leading to the third bedroom on the second floor, radiator and power points.

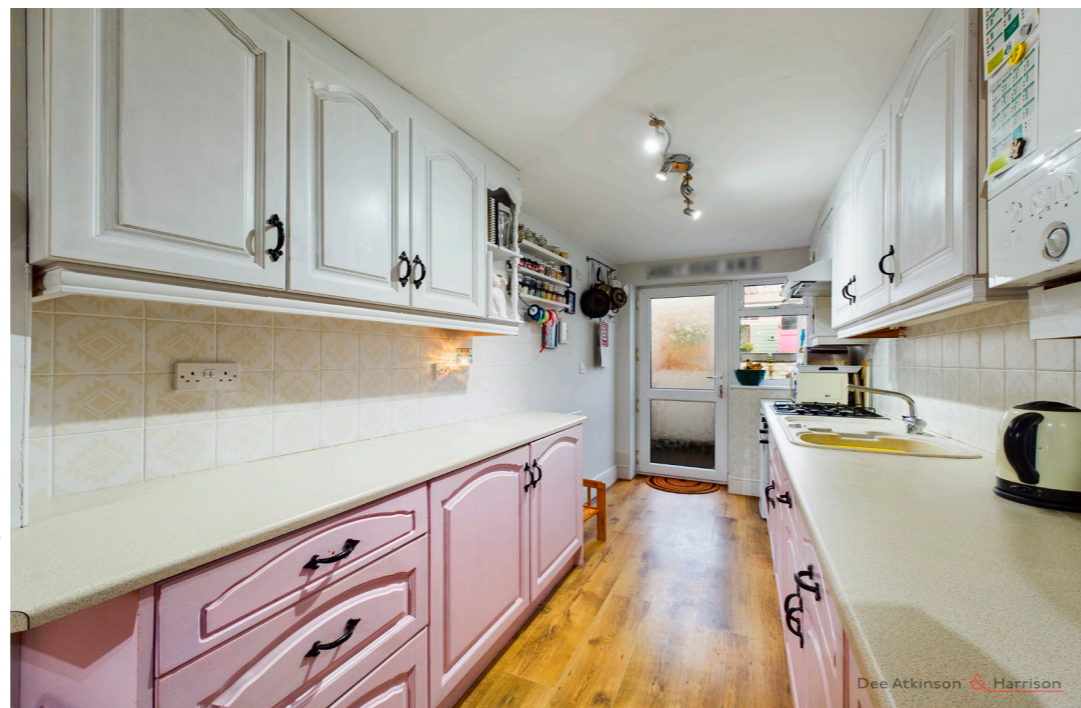
BEDROOM ONE- 10'11 (3.34m) x 13'3 (4.04m)
Window to the front aspect looking over the park, coving, radiator, TV point and power points.

BEDROOM TWO- 11'10 (3.62m) x 10'9 (3.28m)
Double bedroom with a window to the rear aspect, built in storage cupboards, coving, radiator and power points.

BEDROOM THREE- 12'10 (3.93m) x 11'9 (3.59m)
Good size third bedroom with velux windows to the rear and front aspect, storage cupboard, spot lights, radiator and power points.

GARDEN
The rear of the property has a raised lawn section and also a seperate patio area which is fully enclosed. There is a shed which has electric and gated side access.

PARKING
On street parking.



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