



Dee Atkinson & Harrison

Approximate total area**
352.17 sq ft
32.66 sq m

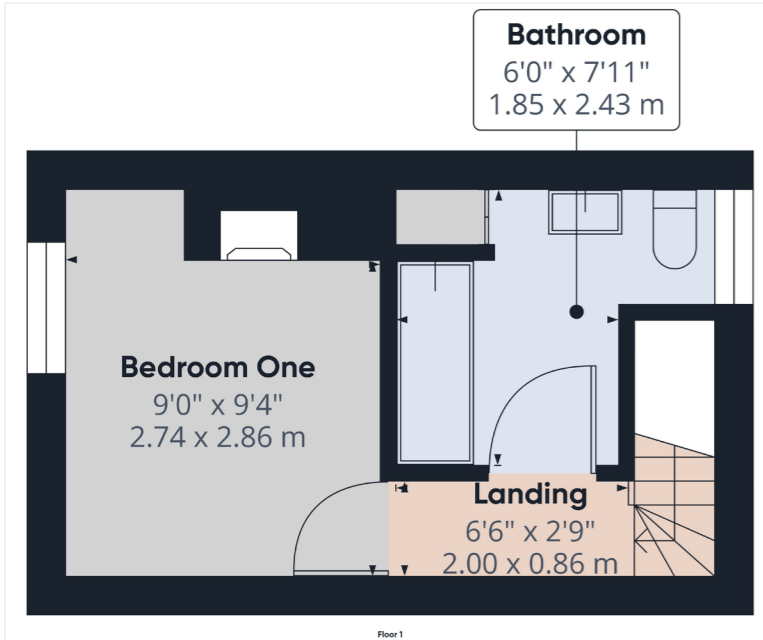
Reduced headroom
8.5 ft
2.59 m

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 11.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE IPRS 3C standard.

DIRAFPE360



Dee Atkinson & Harrison

Approximate total area**
168.99 sq ft
15.7 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE IPRS 3C standard.

DIRAFPE360



Guide Price
£110,000

15 Eastgate North,
Driffield, YO25 6DE

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'E'.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 INTO:

LOUNGE/DINING ROOM- 17'10 (5.44m) x 10'6 (3.23m)

Cosy living/dining area with door and window to the front aspect, coving, stairs leading to the first floor landing, electric fireplace with hearth and surround, built in shelving, laminated wood effect flooring, radiator, TV point and power points.

KITCHEN- 15'9 (4.83m) x 9'4 (2.85m)

Country cottage style kitchen with door to the rear aspect, window to the side aspect, wall mounted gas boiler, tiled splash back, a range of wall and base units, belfast sink, space for fridge, plumbing for washing machine, electric oven, electric hob, terracotta tiled flooring, radiator and power points. There is also access to some loft space.

FIRST FLOOR LANDING- 6'6 (2.00m) x 2'9 (0.86m)

Fitted carpets and power points. There is also access to the loft.

BEDROOM ONE- 9'0 (2.74m) x 9'4 (2.86m)

Window to the front aspect, cast iron original feature fireplace, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.85m) x 7'11 (2.43m)

Well proportioned bathroom with opaque window to the rear aspect, built in storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment, vinyl flooring and radiator.

GARDEN

Well presented garden space which is easily maintainable and fully paved. There is a brick outbuilding to the rear which benefits from power and lighting. The garden is fully secure with fencing and gated side access.

PARKING

On street parking.

15 Eastgate North, Driffield, YO25 6DE

DESCRIPTION

Offered to the market with no onward chain, 15 Eastgate North is a one bedroom end terrace. Offering a cosy cottage feel the moment you step through the door, it has been well kept throughout and provides a blank canvas for any potential buyer. Located right near all local amenities, viewings are essential!

The property briefly comprises:- entrance into an open plan lounge/dining room, kitchen, landing with bedroom and bathroom, rear garden and on street parking.

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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison