



**Asking Price**  
**£250,000**

**41 Eastgate South,**  
**Drifffield, YO25 6LW**

**SERVICES**  
All mains services are connected.

**TENURE**  
Freehold with vacant possession upon completion

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is awaiting revaluation following refurbishment.

**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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**THE ACCOMMODATION COMPRISES:**

**Ground Floor**

**Entrance Hall**  
With radiator, smoke detector, under-stairs storage cupboard, thermostat for the central heating, staircase leading off and Oak doors leading to:

**Living Room**  
With windows to the front and side, TV aerial point and radiator.

**Kitchen**  
Fitted with a range of modern shaker-style kitchen units, including base, wall and drawer units with contrasting worktops and a host of integral appliances, including a fridge freezer, dishwasher, oven, ceramic hob, extractor canopy, microwave, and additional space for a full-height freezer. TV aerial point and power point for a wall-mounted TV, radiator and double French doors to the patio.

**WC**  
With dual flush low-level WC, vanity wash hand basin, radiator, vanity mirror and extractor fan.

**Utility Room**  
It has an inset sink, base, and wall unit, a wall-mounted gas-fired combination boiler, a radiator, and a rear entrance door.

storage cupboard and make detector.

**Bedroom One**  
With radiator TV aerial point and power point for a wall-mounted TV, and alcove for wardrobes.

**En-suite Shower Room**  
With fully tiled shower cubicle, dual flush low level WC, vanity wash hand basin, illuminated vanity mirror, radiator and extractor fan.

**Bedroom Two**  
With radiator TV aerial point and alcove for wardrobes.

**Bedroom Three**  
With radiator.

**Bathroom**  
With encased bath, independent shower and screen over, vanity wash hand basin with illuminated vanity mirror over, low-level WC with concealed cistern, radiator and extractor fan.

**Outside**  
The property enjoys low-maintenance gardens to the rear, which have been hard landscaped with Indian stone paving. The garden is fully enclosed with quality fencing and features a small raised bed. Beyond the garden is a dedicated parking space for two large cars.

**First Floor**

**Landing**  
With radiator, access to the roof space, thermostat for the central heating, built in

**41 Eastgate south, Driffield, YO25 6LW**

41 Eastgate South is a period property that has undergone significant renovation as part of the redevelopment of this site by a local award-winning builder. The property has been brought up to new build standards with energy-compliant windows and doors, increased insulation levels, new roof covering, electrical and plumbing systems, re-plastered throughout, and new internal fittings to all areas.

**LOCATION**

Eastgate South is a popular and convenient location, being only a few minutes walk from the Town Centre and all main amenities. 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.

