

Asking Price
£147,000

80 Westgate,
Drifffield, YO25 6TA

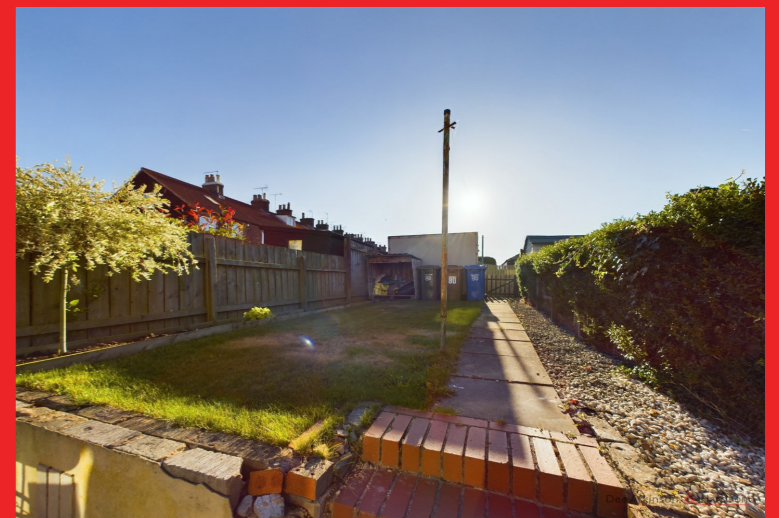
SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 '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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THE ACCOMMODATION COMPRISES:

**ENTRANCE INTO:
LOUNGE**

Spacious and cosy living area with door and window to the front aspect, dado rail, multi-fuel log burning stove with exposed brick inset and cast iron surround, laminated flooring, radiator, TV point and power points.

DINING ROOM- 22'4 (6.82m) x 12'0 (3.66m)

Another great space currently used as a dining room with window to the rear aspect, stairs leading to the first floor landing, dado rail, laminated flooring, radiator and power points.

KITCHEN- 7'10 (2.40m) x 6'2 (1.88m)

Window to the side aspect, tiled splash back, a range of walls and base units, laminated wooden effect worktop, one and a half sink with drainer unit, plumbing for washing machine or dishwasher, electric oven, gas hob, tiled flooring and power points.

UTILITY ROOM- 12'6 (3.82m) x 4'5 (1.37m)

A great additional room to the property which has door to the rear aspect, plumbing for washing machine, space for additional white goods, tiled flooring and power points.

HALLWAY- 2'8 (0.84m) x 5'0 (1.52m)

Built in storage cupboard housing the water tank and tiled flooring.

BATHROOM- 5'10 (1.79m) x 6'3 (1.92m)

Opaque window to the rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer

taps, panelled bath with over head shower attachment and glass shower screen, tiled flooring and heated towel rail.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 10'7 (3.23m) x 10'8 (3.27m)

Windows to the front aspect, panelled walls, laminated flooring, radiator, TV point and power points.

BEDROOM TWO- 11'5 (3.48m) x 9'3 (2.83m)

Another double bedroom with window to the rear aspect, laminated flooring, radiator and power points. There is also a door which houses the stairs leading to the second floor and a gas boiler.

BEDROOM THREE- 9'10 (3.01m) x 10'9 (3.28m)

Located on the second floor of the property with velux window to the rear aspect, access to the eaves, fitted carpets, radiator and power points.

GARDEN

Fabulous south facing garden which has been kept in great condition by it's current owner. The garden has a patio area to the immediate rear, brick steps which lead to an elevated area with lawn and gravelled borders, timber log store and fully secure garden with rear gate leading to a shared walk way with the neighbouring properties.

PARKING

On street parking.

80 Westgate, Driffield, YO25 6TA

DESCRIPTION

80 Westgate is a well presented three bedroom mid terrace located in a a sought after location and just a stones throw away from the local town centre. Offering three good size bedrooms and private garden to the rear, this would suite anyone looking to downsize or get on the property ladder. The vendors have kept it in fabulous condition and provides a warm and cosy feeling the moment you step through the door.

The property briefly comprises:- entrance into an open plan lounge into a dining room, kitchen, utility room, bathroom, first floor landing with two bedrooms, second floor with a third bedroom, 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.

