



Asking Price
£190,000

**42 Eastgate South,
Driffield, YO25 6LW**

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 'B'.

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

If your looking for a property which is spacious and at an affordable price, look no further! Boasting FOUR bedrooms, 42 Eastgate South is semi-detached has been renovated and updated throughout a create a modern and stylish home. Close to the local town centre, the property could benefit from a few finishing touches and we highly recommend viewings to fully appreciate what the property offers.

The property briefly comprises:- entrance hall, kitchen/dining area, snug/office, utility room, lounge, first floor landing, primary bedroom with en-suite, a further three bedrooms, family bathroom, garden and off 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.

THE ACCOMMODATION COMPRISES: ENTRANCE HALL

Door to the front aspect and laminated wood effect flooring.

LOUNGE- 162 (4.94m) x 159 (4.80m)

Snug and cosy living space with window to the front aspect, coving, understairs storage cupboard, laminated wood effect flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 199 (6.04m) x 86 (2.61m)

Window to the rear aspect, coving, wall mounted gas boiler, a range of shaker style wall and base units, tiled splash back, belfast sink with mixer tap, space for fridge/freezer, plumbing for dishwasher, eye-level built in double oven, electric hob, extractor fan, laminated flooring, vertical radiator and power points. There is also the dining space which has built in panelled seating area with storage underneath.

SNUG/OFFICE- 129 (3.91m) x 79 (2.38m)

Fantastic additional reception room which is curretly used as an office but could be versitile to suit any buyers needs with window to the side aspect, laminated flooring, radiator and power points.

UTILITY ROOM- 69 (2.07m) x 63 (1.91m)

Door to the side aspect, coving, base units with worktop and sink with drainer unit, plumbing for washing machine, space for dryer, laminated flooring, heated towel rail and power points.

HALLWAY

Stairs leading to the first floor landing, fitted carpets and power points.

FIRST FLOOR LANDING

Window to the rear aspect, coving, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 126 (3.83m) x 139 (4.21m)

A spacious primary bedroom with window to the front aspect, coving, fitted wardrobes and shelving, laminated wood effect flooring, radiator and power points.

EN-SUITE- 57 (1.72m) x 59 (1.76m)

Partial wet walling, built in shelving, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle with jet shower panel, laminated flooring, heated towel rail and extractor fan.

BEDROOM TWO- 121 (3.70m) x 86 (2.60m)

Another great size bedroom with window to the front aspect, coving, laminated wood effect flooring, radiator and power points.

BEDROOM THREE- 109 (3.28m) x 78 (2.36m)

Window to the side aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 88 (2.66m) x 87 (2.63m)

Currently used as another home office but is a good size fourth bedroom with window to the side aspect, coving, lamiated flooring, radiator and power points.

BATHROOM- 56 (1.70m) x 91 (2.78m)

Opaque window to the rear aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, P shaped bath with over head shower attachment and glass shower screen, laminated wood effect flooring, heated towel rail and extractor fan.

GARDEN

South-east facing garden which is to the front of the property. It is mainly laid with lawn with patio area and gated side access to the gravelled parking area.

PARKING

Off street parking for two cars.

