



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.



Guide Price
£165,000

83 Eastgate North,
Drifffield, YO25 6EE



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Dee Atkinson & Harrison



83 Eastgate North, Drifffield, YO25 6EE

DESCRIPTION

Located in a desirable location, 83 Eastgate North is a well presented two bedroom end terrace standing on an elevated plot. The property benefits from stunning views to both the front and rear aspect and is positioned close to the local town centre. The garden is of a great size which is a rare find with spacious accommodation throughout the inside.

The property briefly comprises:- entrance hall, lounge, kitchen/ dining space, first floor landing, two double bedrooms, bathroom, rear garden and on street parking.

LOCATION

Drifffield 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- 3'2 (0.97m) x 4'0 (1.23m)

Door to the front aspect, stairs leading to the first floor landing, dado rail, laminated flooring and radiator.

LOUNGE- 12'10 (3.93m) x 15'3 (4.67m)

Window to the front aspect, gas fireplace with surround and hearth, understairs cupboard, laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 10'1 (3.08m) x 15'5 (4.71m)

Door and window to the rear aspect, inset spotlights, coving, tiled splash back, a range of wall and base units, inset sink, space for fridge/freezer, plumbing for washing machine and dishwasher, Rangemaster oven with gas hob, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 2'8 (0.84m) x 6'3 (1.93m)

Dado rail and fitted carpets. There is also access to the loft.

BEDROOM ONE- 11'8 (3.56m) x 15'5 (4.72m)

Double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 11'4 (3.47m) x 8'9 (2.67m)

Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 8'4 (2.56m) x 6'3 (1.90m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower, built in storage cupboard, radiator and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear with patio walk way leading up to a secondary seating area, timber fencing with rear gated access.

PARKING

On street parking.