



9 Eastgate North
Driffield

YO25 6DE

ASKING PRICE OF

£125,000

2 Bedroom Mid Terrace House

■ **Ulllyotts** ■

EST 1891

01377 253456



Garden



2



1



1



On Road
Parking



Gas Central Heating

9 Eastgate North, Driffield, YO25 6DE

AN OUTSTANDING INNER TERRACE HOUSE! Located within convenient access of the town centre and offering delightfully presented accommodation, with the added attraction of a rear yard plus substantial brick built outbuilding/workshop.

This is a property which may well appeal to first-time buyers but may also prove to be an exceptional investment, ideal for letting or even for those buyers wishing to have the convenience of access into the town centre with all its amenities, along with a low maintenance interior.

The accommodation on offer includes main lounge, second reception room, currently used as a dining room, kitchen, ground floor shower room and two bedrooms on the first floor.

The rear outbuilding could prove very useful to those having various hobbies and even lends itself for further conversion from which to work from home!

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Dining Room



Kitchen



Bathroom

Accommodation

ENTRANCE INTO:

LOUNGE

13' 11" x 11' 6" (4.26m x 3.53m)

With feature niché fireplace suitable for an electric fire. Coved ceiling. Radiator.

DINING ROOM

10' 0" x 9' 1" (3.06m x 2.79m)

With panelled walls and fitted laminate flooring. Staircase leading off to the first floor. Double panelled radiator.

KITCHEN

8' 11" x 5' 10" (2.74m x 1.8m)

With range of fitted units finished with white glossy doors and integrated electric oven and hob with extractor. Door leading to the exterior.

INNER HALL

With ceramic tiled floor.

SHOWER ROOM

With Quadrant shower enclosure, pedestal wash hand basin and low level WC.

FIRST FLOOR

BEDROOM 1

13' 11" x 11' 8" (4.25m x 3.58m)

With front facing window and exposed wooden flooring. Radiator.

BEDROOM 2

10' 2" x 8' 10" (3.11m x 2.7m)

With rear facing window. Radiator.

OUTSIDE

The property is built flush to the pavement. To the rear is an area of yard/garden with raised deck. There is a pedestrian right of way immediately to the rear of the house whilst, on the outer rear boundary, is a substantial brick built outbuilding.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 62 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom



Bedroom

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

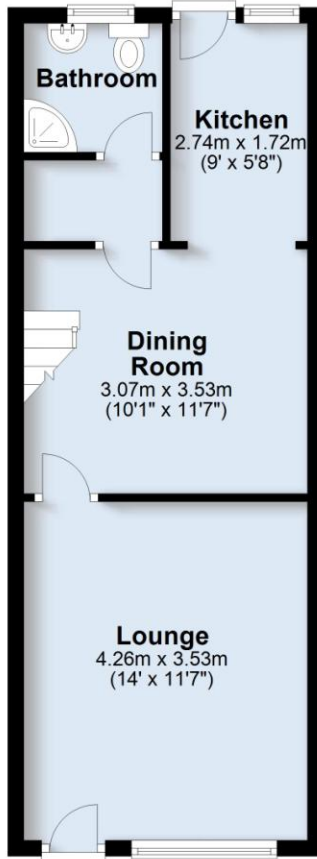
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 62 sq m

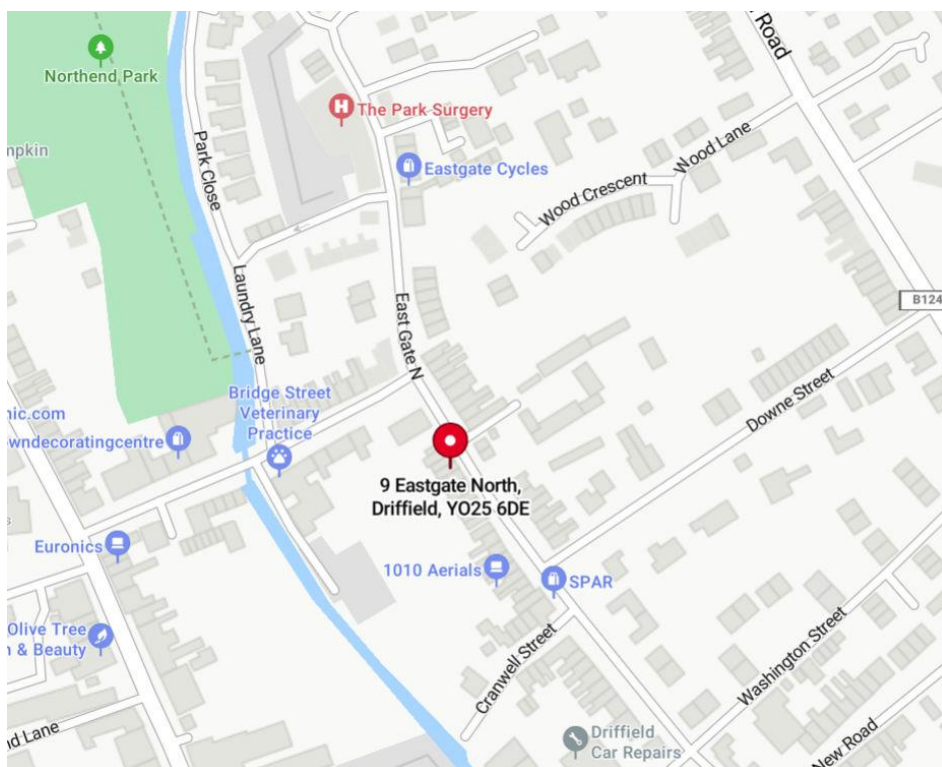
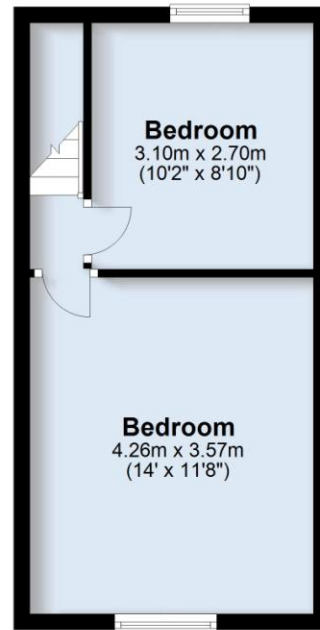
Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



First Floor






Approx. 26.3 sq. metres (283.4 sq. feet)



Why Choose Ulllyotts?



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**We will never be
beaten on fees!**

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Established in 1891, Ulllyotts know the local market.
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Experienced sales teams who live locally and know the area.
-  **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
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Don't just take our word for it...See the above Rightmove pie chart.
-  **Professional Accreditations**
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EST 1891



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