



34b Eastgate North
Drifffield

YO25 6DG

ASKING PRICE OF

£110,000

2 Bedroom First Floor Flat

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



2



1



1



On Road
Parking



Gas Central Heating

34b Eastgate North, Driffield, YO25 6DG

A rare property in Driffield comprising a self-contained apartment situated on the first floor of this period property which has been converted into two separate apartments.

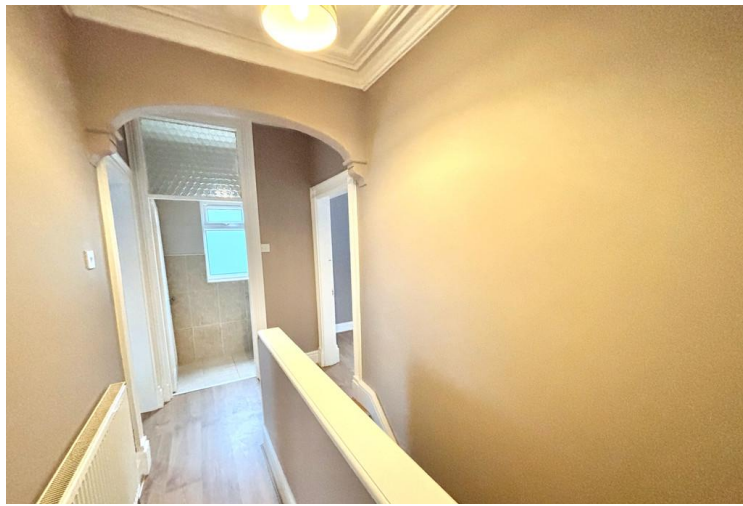
The accommodation on offer is light and airy and exceptionally spacious including lounge, breakfast kitchen, bathroom and separate WC plus 2 double bedrooms.

The property is of likely interest to a variety of buyers from first-time buyers through to older purchasers simply wanting close proximity to the town centre. The property is well presented throughout and includes central heating as well as double glazing and represents a great alternative to a compact terrace 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.



Landing



Breakfast Kitchen



Bedroom



Bedroom

Accommodation

MAIN ENTRANCE

With access to both first and ground floor apartments.

Staircase access to:

MAIN LANDING

LOUNGE

13' 3" x 12' 2" (4.05m x 3.72m)

With front facing window and wall hung electric fire. Two alcove storage cupboards. Laminate flooring and coved ceiling.

BREAKFAST KITCHEN

12' 2" x 10' 8" (3.72m x 3.26m)

With a rear facing window and being fitted with a range of modern kitchen units finished with gloss white doors and a contrasting worktop. Inset stainless steel sink with mixer tap and integrated appliances including gas four ring hob with extractor canopy over and electric oven. Fitted laminate flooring

BEDROOM 1

11' 9" x 12' 6" (3.59m x 3.83m)

With front facing window and dual alcove niche. Laminate flooring and decorative ceiling cornice.

BEDROOM 2

11' 11" x 13' 5" (3.65m x 4.11m)

With rear facing window and fitted laminate flooring.

BATHROOM

With panelled bath having a side shower screen and pedestal wash basin. Heated towel radiator.

SEPARATE WC

With low level suite.

OUTSIDE

There is no allocated garden to the property, however, the building does have a front forecourt.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 79 square metres.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing



Bathroom



Separate WC

throughout.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.

SERVICE CHARGE

The service charge is £15 per month.

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.

VIEWING

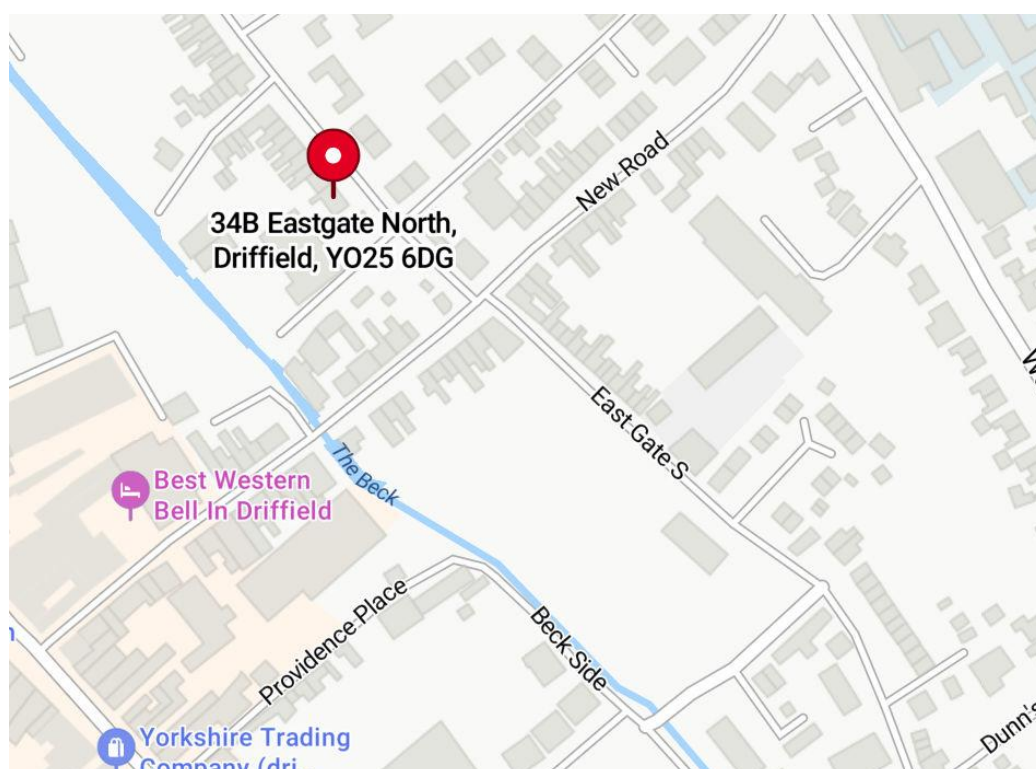
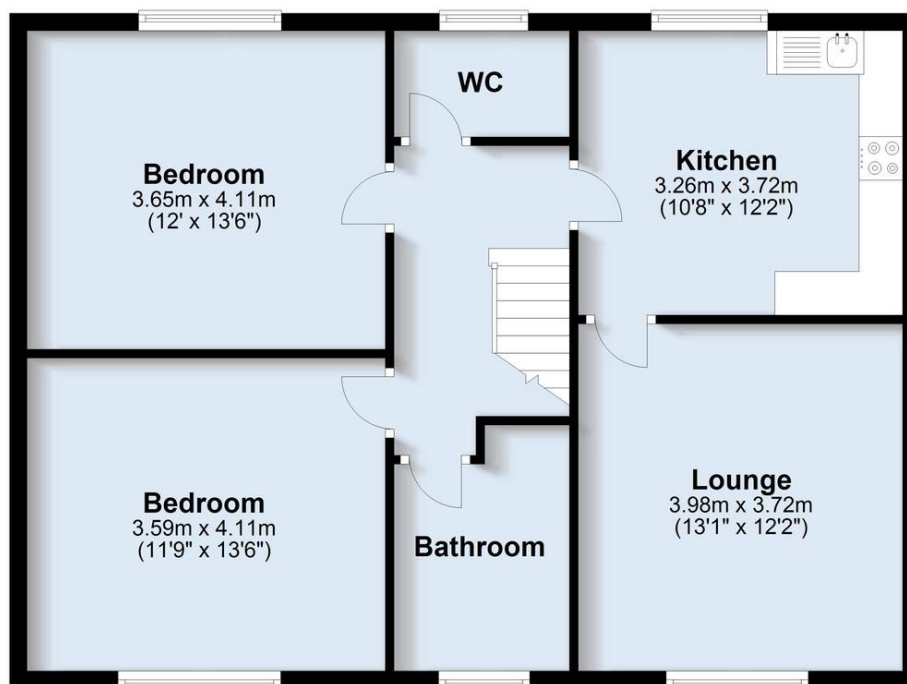
Strictly by appointment with Ulllyotts.

Regulated by RICS

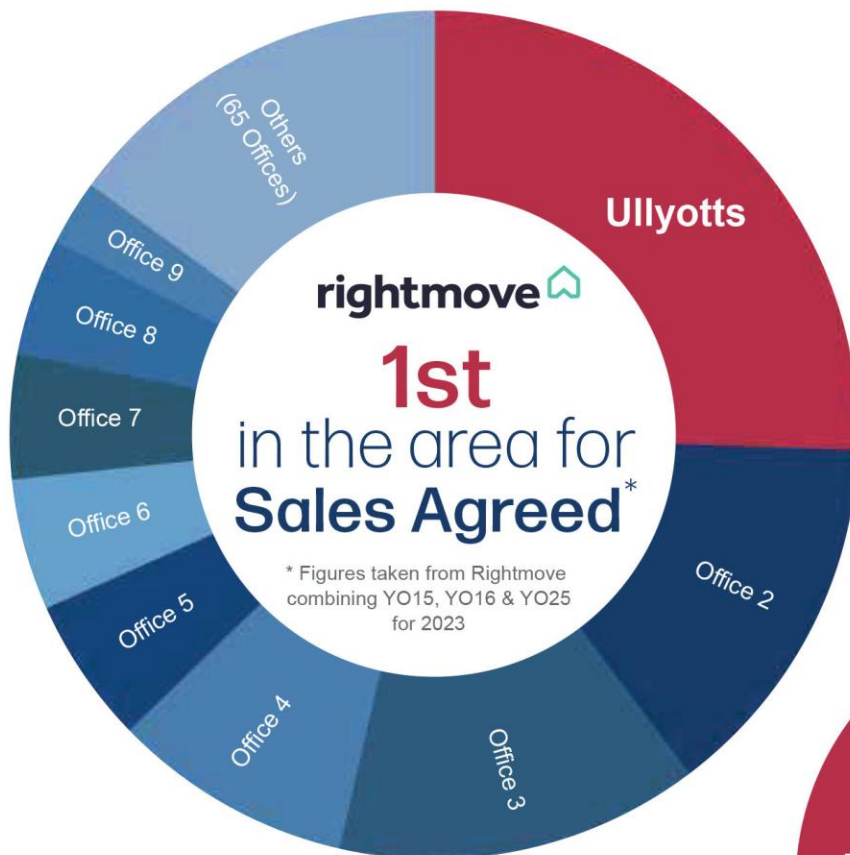
The stated EPC floor area, (which may exclude conservatories),
is approximately 79 square metres

Ground Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



Why Choose Ulllyotts?



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- ✓ **Competitive Fees**
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