



Ulllyotts
Estate Agents

52 Eastgate North
Drifffield

YO25 6DY

ASKING PRICE OF

£165,000

3 Bedroom Mid Terraced House

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01377 253456



Dining/Sitting Room

 3
  2
  1
  On Road Parking
  Gas Central Heating

52 Eastgate North, Driffield, YO25 6DY

Standing in a slightly elevation position, set back from the road behind a shallow forecourt, this is a substantial Victorian terraced house that is conveniently situated for access into the town centre. A property which will no doubt appeal to a variety of purchasers from first time buyers upwards. The property provides accommodation that includes two main ground floor reception rooms, fitted kitchen with appliances and bathroom with an arrangement of bedrooms on the first floor, currently used as three full bedrooms plus useful walk-in wardrobe off the master.

Indeed, the property offers huge scope to reconfigure the first floor which could well be adapted to include a first floor en-suite, if required. The property is **PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT** providing bright and airy accommodation which is unlikely to disappoint once viewed!

Externally, again the property does not disappoint with an attractive low maintenance garden to the rear, that is again slightly elevated from the house and, as such, enjoys a sunnier aspect.

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/Sitting Room



Kitchen



Bathroom

Accommodation

FRONT ENTRANCE

Into:

LOUNGE

13' 3" x 10' 11" (4.05m x 3.35m)

With attractive front facing bay window and fitted picture rail.

Hearth with log burning stove and solid oak overmantel.

Radiator.

INNER HALL

With staircase leading off to the first floor.

DINING/SITTING ROOM

13' 1" x 10' 7" (4.00m x 3.25m)

With feature fireplace and built-in understairs storage cupboard. Radiator.

KITCHEN

11' 5" x 7' 10" (3.50m x 2.40m)

With fitted range of kitchen units along one wall featuring grey finish doors in a Shaker style. Integrated electric oven and electric hob with extractor fan over. Inset sink with single drainer.

GROUND FLOOR BATHROOM

10' 11" x 5' 3" (3.35m x 1.61m)

With shower style bath having a glass side screen and mixer shower over, low level WC and pedestal wash basin. Radiator.

FIRST FLOOR LANDING

2' 6" x 2' 4" (0.77m x 0.72m)

MASTER BEDROOM

16' 7" x 11' 2" (5.07m x 3.41m)

An especially spacious master bedroom with rear facing window overlooking the garden. Fitted picture rail. Radiator.

DRESSING ROOM

11' 1" x 5' 4" (3.39m x 1.64m)

With side window and sloping ceilings. Offering excellent potential as a dressing room/walk-in wardrobe or even to convert into an en-suite, if required. Radiator.

BEDROOM 2

10' 9" x 8' 2" (3.29m x 2.50m)

With front facing window and radiator.

Door leading into:



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 3

14' 0" x 7' 10" (4.28m x 2.39m)

With front facing window. Radiator.

OUTSIDE

The property stands back from the road behind its own shallow front forecourt. There is a side passage which leads to the rear where there is an expanse of yard with brick built outbuilding. Low level steps gives way to a further area of garden featuring slate bed and railway sleeper raised beds to the side. At the end of the garden is a raised deck including garden shed. Mains electricity is connected to the brick built outbuilding and shed.

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 throughout.

TENURE

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



Garden

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

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 (01377) 253456

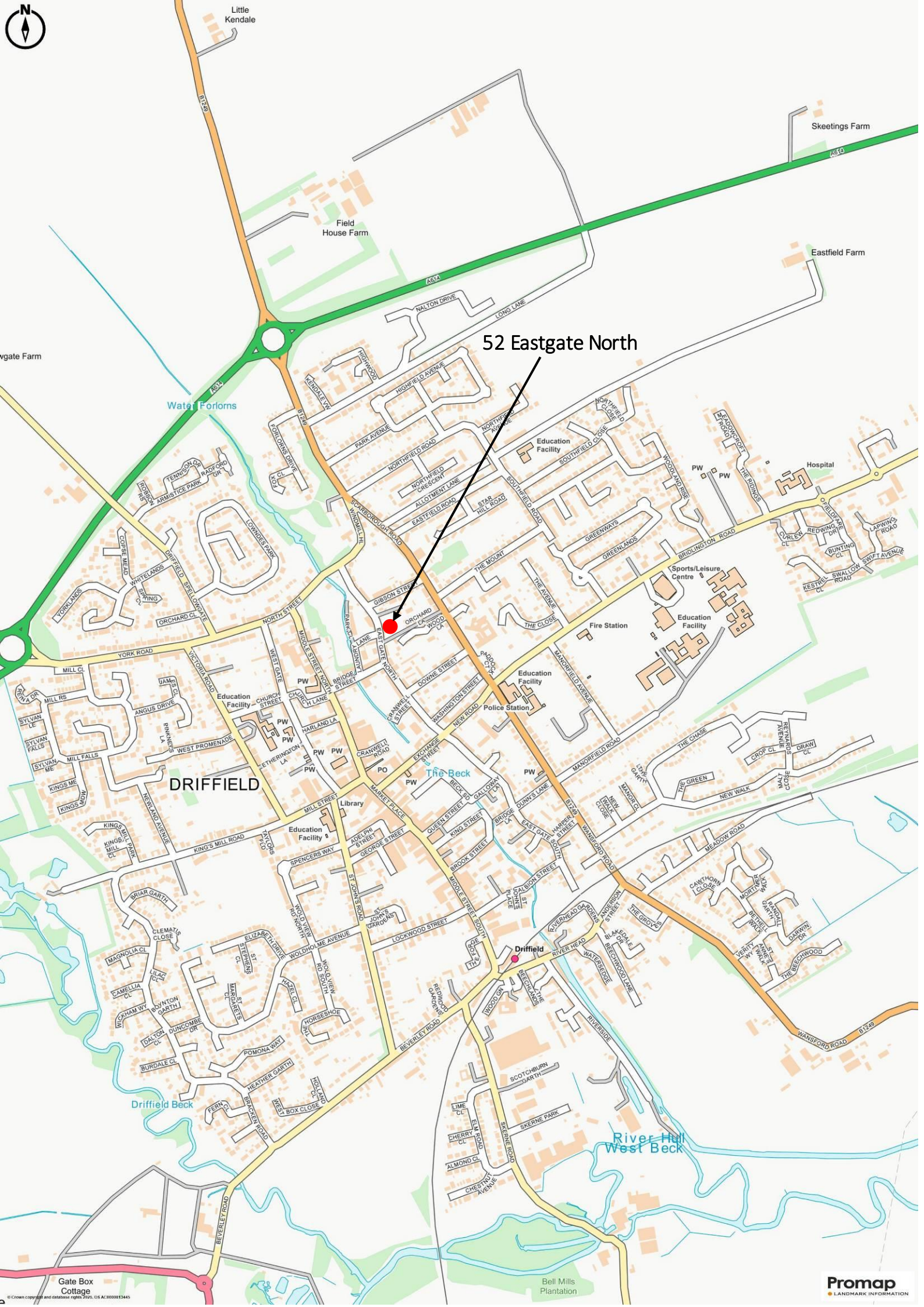
Regulated by RICS



Rear Elevation

The digitally calculated floor area is 84 sq m (904 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





52 Eastgate North

DRIFFIELD

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