



66 Westgate
Driffield, YO25 6TD
Asking price £160,500


WILLOWGREEN
ESTATE AGENTS

*** NO ONWARD CHAIN*** A ideal first time buyers property. Inner terraced house, offering spacious accommodation and large rear garden. IDEAL FOR SOMEONE WANTING TO PUT THEIR OWN STAMP ON IT!

The property briefly comprises entrance into lounge/ diner, kitchen, bathroom, two bedrooms to the first floor and attic room or bedroom 3. The property benefits from gas CH and Upvc DG.

GREAT STARTER HOME!

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating D



ENTRANCE

Entrance into lounge/ diner. Laminate flooring.

LOUNGE/ DINER 23'5" x 12'9" (7.14 x 3.89)

With window to front elevation, radiators, ceiling spotlighting, TV point, alcove, feature fireplace, understairs storage, stairs leading off and doors to kitchen.

KITCHEN 13'6" x 11'7" (4.12 x 3.54)

A beautifully presented fully fitted kitchen with wall, base and drawer units, work surface over, tiled splash back, stainless steel 1 1/2 bowl sink unit with mixer tap, space for washing machine and fridge freezer, electric oven and gas hob and extractor over, ceiling spot lighting, laminate flooring and radiator.

BATHROOM 5'11" x 5'7" (1.82 x 1.71)

A modern recently re-fitted bathroom with pedestal wash hand basin, low level wc, panelled bath with shower over, shower screen, fully tiled, velux window and extractor fan.

FIRST FLOOR LANDING

With doors to.

BEDROOM 1 11'2" x 14'2" (3.42 x 4.32)

With window to front elevation and radiator.

BEDROOM 2 11'9" x 11'6" (3.60 x 3.51)

With window to rear elevation and radiator, stairs leading off to the second floor.

SECOND FLOOR LANDING 3'10" x 2'3" (1.17 x 0.71)

Leading to bedroom 3/ attic room.

BEDROOM 3/ ATTIC ROOM

12'2" x 11'2" (3.73 x 3.41)

With velux window to front elevation and radiator.

GARDEN

There is a large garden with two patio areas and large lawn. Gated access at the rear and passageway from westgate leading to the garden.

Outside tap and outside lighting.

PARKING

There is on street parking available.

TENURE

We understand that the proeprty is Freehold.

SERVICES

All mains services are connected.

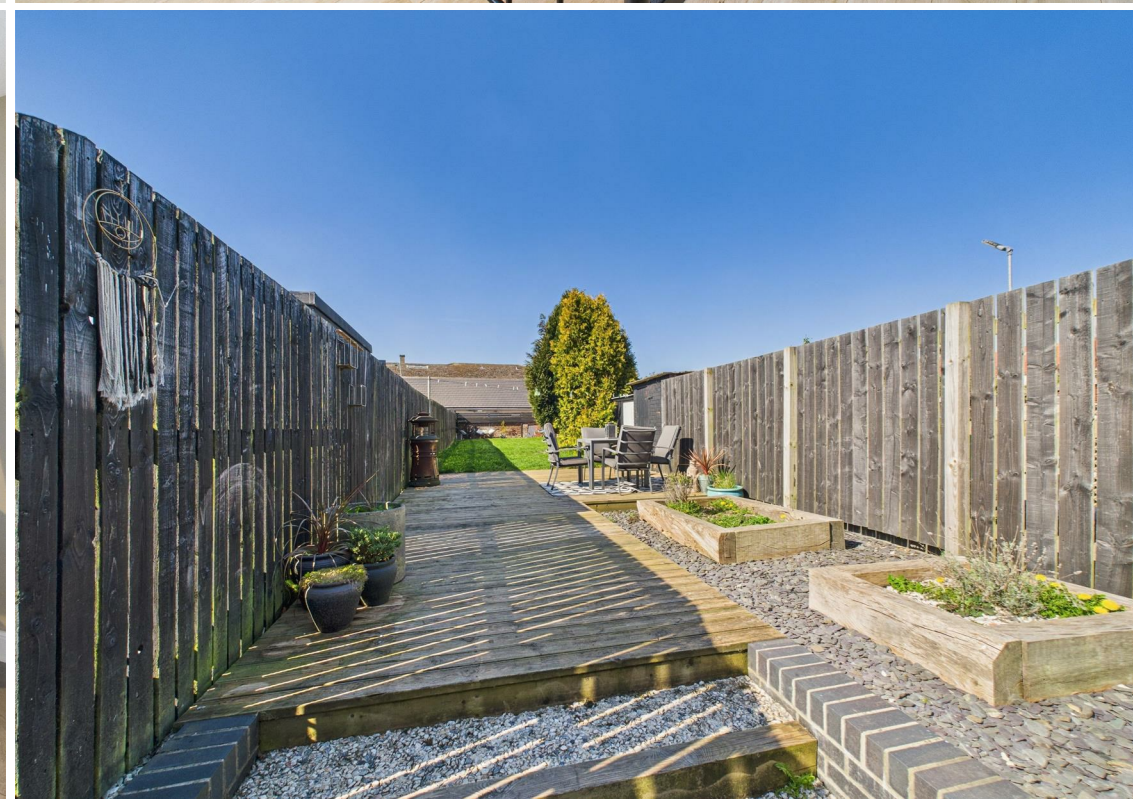
ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is D.

COUNCIL TAX BAND

The council tax band is A.

NOTE







WG

Approximate total area^(a)84.67 m²911.38 ft²

Reduced headroom

2.67 m²28.73 ft²

(1) Excluding balconies and terraces

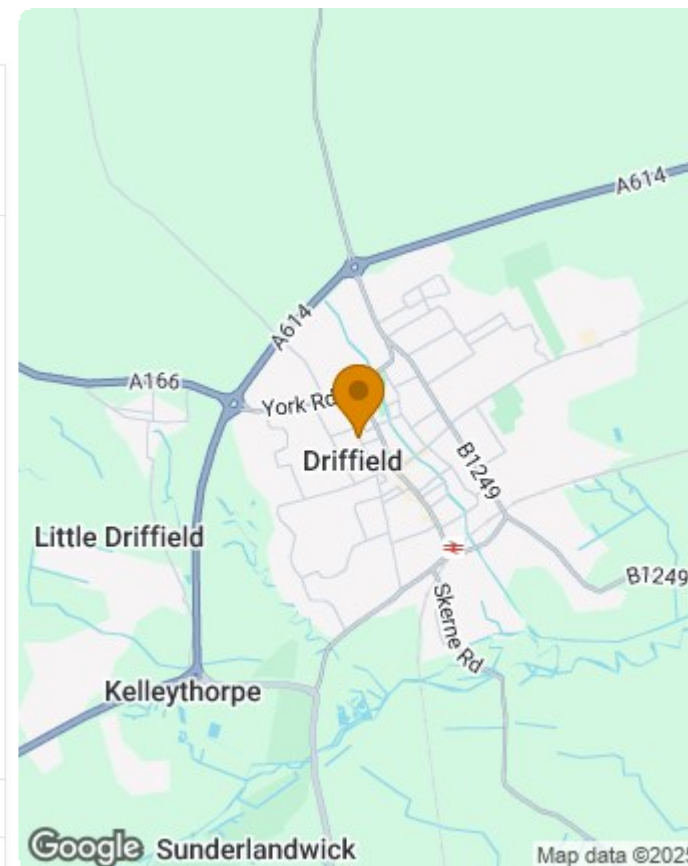
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



England & Wales	EU Directive 2002/91/EC	
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