

# HUNTERS®

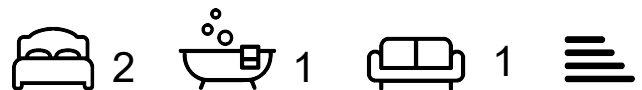
HERE TO GET *you* THERE



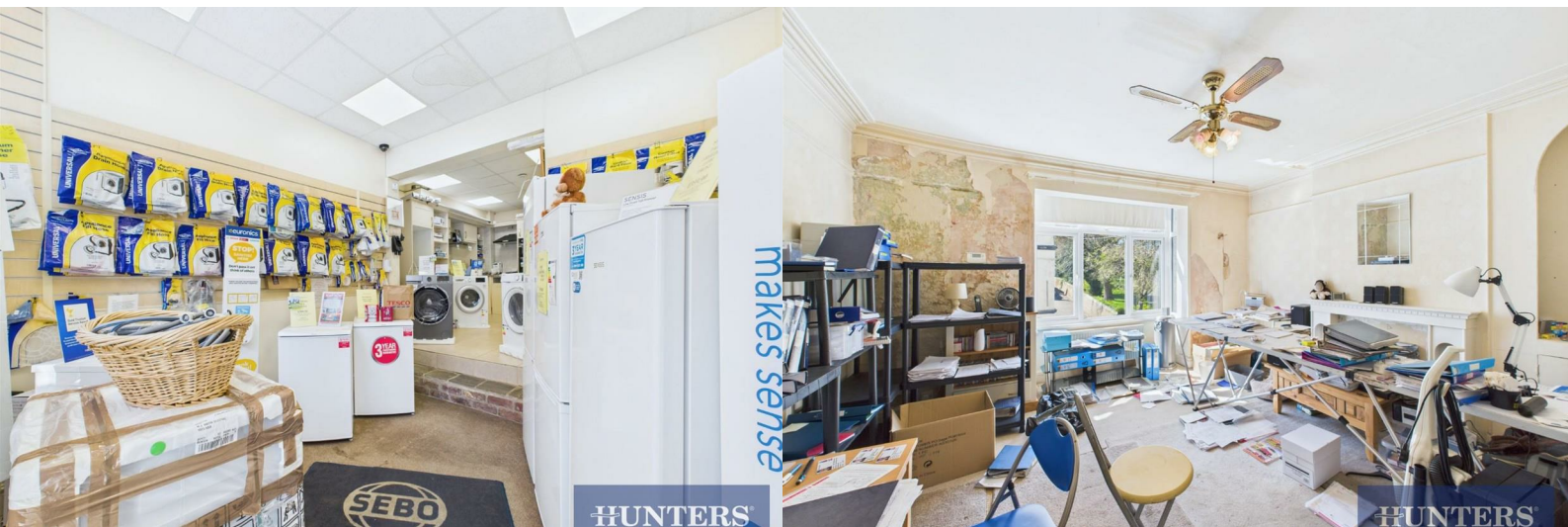
## Middle Street North

Driffield, YO25 6SW

Offers In The Region Of £170,000



Council Tax:



# 20 Middle Street North

Driffield, YO25 6SW

## Offers In The Region Of £170,000



Located in a prime central position in Driffield, this versatile commercial property presents a fantastic opportunity for anyone looking to run their own business while enjoying the convenience of living above. With high footfall and excellent visibility, this property offers both potential and practicality.

As you step into the commercial unit, you're greeted by a spacious retail area—currently used as an appliance shop—ideal for a variety of business ventures. Beyond the main retail space, you'll find a dedicated office area, a well-equipped kitchen with room for all essential appliances, a handy storage room, and a ground-floor W/C.

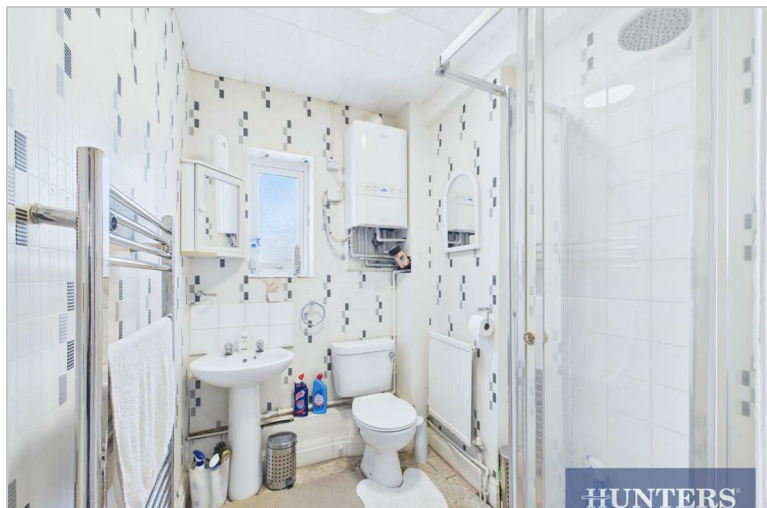
Accessed through the commercial unit, the residential accommodation is arranged over two floors. The first floor features a kitchen with a feature fireplace, a bright and spacious living room filled with natural light, and a modern bathroom complete with a three-piece suite.

Upstairs on the second floor are two generously sized reception rooms, both enhanced by Velux windows, offering flexibility for bedrooms, a home office, or additional living space.

To the rear, there's a private yard—perfect for outdoor relaxation—with gated access for added convenience.

This unique property is ideal for someone looking to combine business with everyday living in one convenient location. Whether you're launching a new venture or expanding an existing one, this central Driffield location offers excellent exposure and potential.





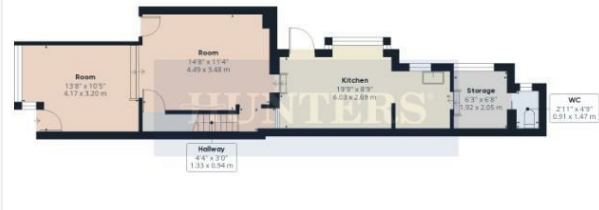
Hybrid Map



Terrain Map



Road Map



Ground Floor



Floor 1



Floor 2

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Approximate total area<sup>9</sup>

1207.6 ft<sup>2</sup>  
112.19 m<sup>2</sup>

Reduced headroom

65.49 ft<sup>2</sup>  
6.08 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

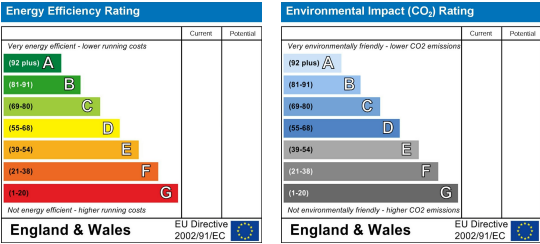
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing

Please contact our Hunters Bridlington Office on 01262 674252 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.