

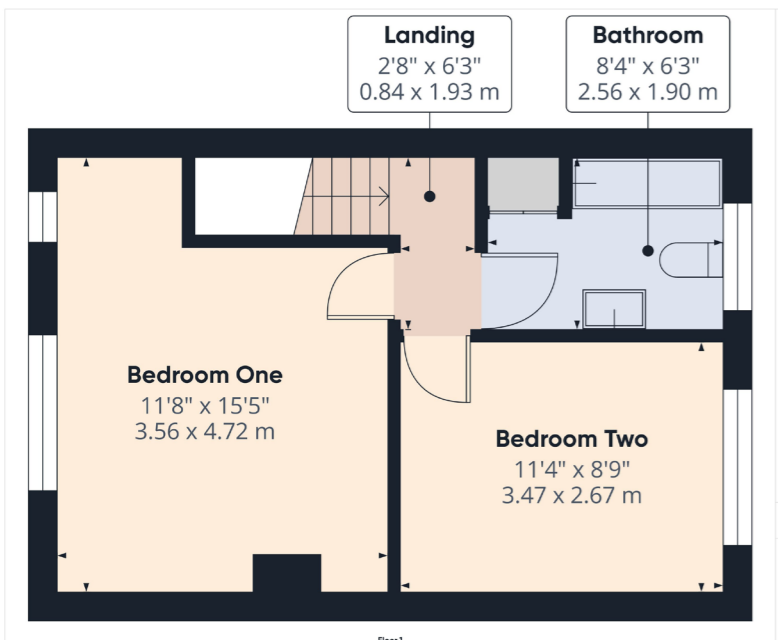


Approximate total area**
349 sq ft
32.5 m²

(*) Excluding balconies and terraces

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 (RICS) 3C standard.

ORRAFEM360



Approximate total area**
327 sq ft
30.5 m²

(*) Excluding balconies and terraces

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ORRAFEM360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£155,000

83 Eastgate North,
Driffield, YO25 6EE

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



83 Eastgate North, Driffield, YO25 6EE

DESCRIPTION

A much loved family home for 90 years, this beautifully modernised property blends long standing character with stylish, modern living. Enjoying an elevated position, the front of the property looks onto the beautifully leafy Northend Park and to the rear is Driffields historic Moot Hill, giving the home a unique and characterful setting seldom found so close to town. 83 Eastgate North boasts large picture windows that frame the stunning views and floods the home with natural light. The garden is of great size which is rare to find with spacious accommodation throughout the inside. The current vendor has fully updated the property, leaving it in true move-in condition. With its blend of history, outlook and modern comfort, this is an ideal home for first-time buyers, families, or anyone seeking a peaceful base in Driffield.

The property briefly comprises:- entrance hall, lounge, kitchen/dining space, first floor landing, two double bedrooms, bathroom, rear garden and on street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3'2 (0.97m) x 4'0 (1.23m)

Door to the front aspect, stairs leading to the first floor landing, dado rail, laminated flooring and radiator.

LOUNGE- 12'10 (3.93m) x 15'3 (4.67m)

Window to the front aspect, gas fireplace with surround and hearth, understairs cupboard, laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 10'1 (3.08m) x 15'5 (4.71m)

Door and window to the rear aspect, inset spotlights, coving, tiled splash back, a range of wall and base units, inset sink, space for fridge/freezer, plumbing for washing machine and dishwasher, Rangemaster oven with gas hob, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 2'8 (0.84m) x 6'3 (1.93m)

Dado rail and fitted carpets. There is also access to the loft.

BEDROOM ONE- 11'8 (3.56m) x 15'5 (4.72m)

Double bedroom with window to the front aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 11'4 (3.47m) x 8'9 (2.67m)

Another double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BATHROOM- 8'4 (2.56m) x 6'3 (1.90m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower, built in storage cupboard, radiator and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear with patio walk way leading up to a secondary seating area, timber fencing with rear gated access.

PARKING

On street parking.