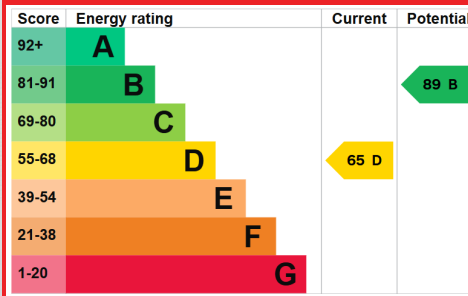




**Asking Price**  
**£125,000**

**6 Church Close, Westgate,  
Drifffield, YO25 6TG**



**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 'A'.

**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**





## 6 Church Close, Westgate, Driffield, YO25 6TG

### DESCRIPTION

Brought to the market with NO ONWARD CHAIN, 6 Church Close is a well presented one bedroom bungalow. Located close to the local town centre, this is a move in ready property and has just benefitted from brand new carpets. These sorts of properties are rare to the market and is excellent value! Viewings are advised!

The property briefly comprises:- entrance into: lounge, kitchen, rear entrance, bathroom, bedroom, 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 INTO:

**LOUNGE- 11'9 (3.60m) x 9'4 (2.85m)**

Door and window to the front aspect, electric fireplace, fitted carpets, radiator, TV point and power points.

**KITCHEN- 12'1 (3.70m) x 9'3 (2.84m)**

Window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, plumbing for washing machine, electric oven, electric hob, extractor fan, vinyl flooring, radiator and power points.

**REAR ENTRANCE- 5'6 (1.69m) x 3'2 (0.97m)**

Door to the side aspect, storage cupboard housing the comb-boiler, vinyl flooring and radiator.

**BATHROOM- 6'0 (1.83m) x 5'5 (1.67m)**

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath and over head electric shower, heated towel rail, vinyl flooring and extractor fan.

**BEDROOM ONE- 11'9 (3.60m) x 9'9 (2.99m)**

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

### GARDEN

East facing garden which is easily maintainable with patio leading up to a gravelled area with garden shed and rear gated access. There is also a garden to the front of the property which is gravelled.

### PARKING

On street parking.