

Hallway
3'2" x 2'9"
0.98 x 0.86 m

Approximate total area*
417.86 sq ft
38.62 sq m

Ground Floor - Building 1

(*) Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, and to suit. This floor plan is for guidance only.
Calculations were based on BS5393:02 standard. Please note that calculations were adjusted to a fixed party and therefore may not comply with BS5393:02.

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Landing
2'4" x 2'9"
0.72 x 0.85 m

Hallway
2'8" x 5'5"
0.81 x 1.66 m

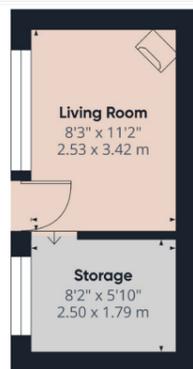
Bathroom
6'0" x 5'6"
1.83 x 1.70 m

Approximate total area*
318.51 sq ft
29.59 sq m

Floor 1 - Building 1

(*) Excluding balconies and terraces
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Living Room
8'3" x 11'2"
2.53 x 3.42 m

Storage
8'2" x 5'10"
2.50 x 1.79 m

Approximate total area*
138.27 sq ft
12.86 sq m

Second Floor - Building 1

(*) Excluding balconies and terraces
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price
£175,000

5 Eastgate South,
Drifffield, YO25 6NR

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3'2 (0.98m) x 2'9 (0.86m)

A welcoming entrance hall with composite door to the front aspect, stairs leading to the first floor landing, dado rail, tiled flooring, wall mounted electric radiator and power points.

LOUNGE- 12'0 (3.67m) x 13'8 (4.18m)

A spacious yet cosy living room with sash window to the front aspect, partially panelled walls, feature fireplace with wooden mantle piece, understairs storage cupboard, vertical anthracite radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 8'11 (2.73m) x 15'9 (4.80m)

A stunning open plan kitchen with breakfast area boasting French doors and windows to the rear aspect, inset spotlights and drop down pendant lighting, splash back, Howdens kitchen with a range of shaker style wall and base units, breakfast bar and under counter cupboards, one and a half sink with drainer unit and mixer tap, integrated fridge/freezer, plumbing for washing machine, integrated slimline dishwasher, eye-level double oven, electric hob, extractor hood, built in storage cupboards, feature fireplace with wooden mantle piece, vinyl flooring, vertical anthracite radiator and power points.

SUNROOM

Fabulous extension allowing a secondary reception room which is versatile. There are French doors to the rear aspect, window to the side aspect, large skylight, vinyl flooring and power points.

FIRST FLOOR LANDING

Fitted carpets, telephone point and power points. There is also access to the loft space which is boarded.

BEDROOM ONE- 12'1 (3.69m) x 12'6 (3.82m)

Double bedroom with sash window to the front aspect, three built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM TWO- 8'10 (2.72m) x 9'11 (3.02m)

A secondary double bedroom with window to the rear aspect, built in storage cupboard, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.83m) x 5'6 (1.70m)

Opaque window to the rear aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and vanity cupboard, heated towel rail, vinyl flooring and extractor fan.

GARDEN

South west facing garden which is partially laid with lawn, patio area to the immediate rear with walk way, raised beds with planted flowers and shrubs, timber fencing ensuring it's fully secure with gated side access.

OUTBUILDING- 8'3 (2.53m) x 11'2 (3.42m)/8'2 (2.50m) x 5'10 (1.79m)

Fully refurbished to create a versatile space which is currently used as a snug. It is equipped with log burning, laminated flooring, lighting and power. There is also an additional part of the outbuilding which is ideal for storage or could be converted to be part of the snug.

PARKING

On street parking.

5 Eastgate South, Driffield, YO25 6NR

DESCRIPTION

5 Eastgate South is a move in ready and charming two bedroom end terrace. The current vendors have really transformed this from a house into a home as it has undergone an extensive renovation and extension to the rear. The extension provides an additional space which is versatile and could be used as a home office, sunroom or dining space. This property is offered to the market with no onward chain and is just a short walk from all local amenities.

The property briefly comprises:- entrance hall, lounge, kitchen/breakfast area, sunroom, first floor landing with two bedrooms, bathroom, rear garden, outbuilding 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.

