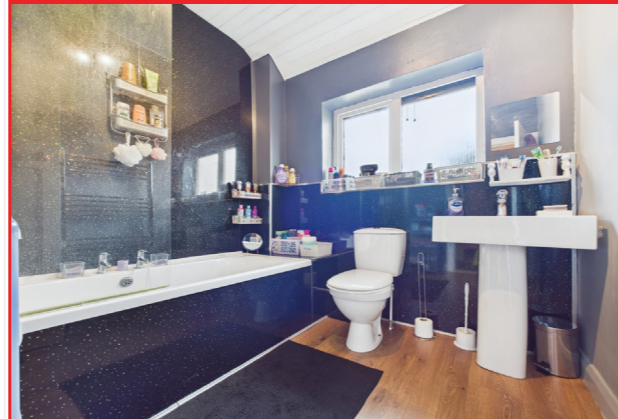


Approximate total area\*  
319 sq ft  
29.6 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360

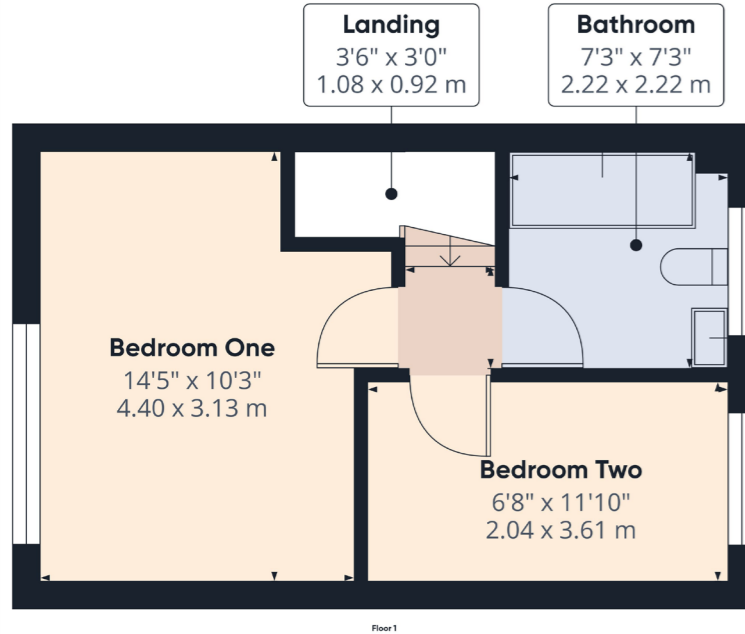


Approximate total area\*  
295 sq ft  
27.3 m<sup>2</sup>

(\*) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"3C Standard". Measurements are  
approximate and not to scale. This  
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**Guide Price**  
**£132,000**

**37 Eastfield Road,  
Driffield, YO25 5EZ**

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# 37 Eastfield Road, Driffield, YO25 5EZ

37 Eastfield Road is a well present and charming two bedroom mid terrace. Having being loved by the current vendors, the property is move in ready with scope for anyone to put their own stamp on it and make it their own home. Situated in a sought after location and close to local amenities, the property enjoys a private rear garden which is low maintenance for those who like to 'lock up and go'. Benefitting from parking and spacious accommodation throughout, this property would suit a variety of different buyers.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, first floor landing with two double bedrooms, family bathroom, rear garden and off 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- 3'0 (0.93m) x 3'5 (1.04m)**

Door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

**LOUNGE- 11'2 (3.43m) x 14'3 (4.37m)**

Spacious and light living area with window to the front aspect, coving, understairs cupboard, dado rail, laminated flooring, radiator, TV point and power points.

**KITCHEN/DINING AREA- 14'8 (4.48m) x 8'0 (2.46m)**

Windows and door to the rear aspect, wall mounted gas combi-boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven with gas hob and extractor hood, vinyl flooring, radiator and power points.

**FIRST FLOOR LANDING- 3'6 (1.08m) x 3'0 (0.92m)**

Fitted carpets. There is also access to the loft.

**BEDROOM ONE- 14'5 (4.40m) x 10'3 (3.13m)**

Spacious double bedroom with window

to the front aspect, built in wardrobes with sliding doors and cupboards, fitted carpets, radiator and power points.

**BEDROOM TWO- 6'8 (2.04m) x 11'10 (3.61m)**

Another double bedroom with window to the rear aspect, dado rail, built in cupboard, fitted carpets, radiator and power points.

**BATHROOM- 7'3 (2.22m) x 7'3 (2.22m)**

Opaque window to the rear aspect, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment, laminated flooring, heated towel rail and extractor fan.

**GARDEN**

South facing garden which has just been recently renovated and is mainly laid with artificial grass, patio area to the immediate rear, brick built storage shed, timber fencing making it fully secure and rear gated access.

**PARKING**

Off street parking.