



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Guide Price
£152,500

70 Westgate,
Driffield, YO25 6TD

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:

LOUNGE/DINING ROOM- 8'8 (2.65m) x 23'3 (7.10m)

Open plan living/dining room flooded with natural light and a cosy, homely feel with window and door to the front aspect, fitted wooden shutter blinds, inset spotlights, stairs leading to the first floor landing, understairs cupboard, charming fireplace with log burning stove, tiled hearth and exposed brick surround, laminated flooring, radiator, TV point and power points.

KITCHEN- 9'5 (2.87m) x 9'10 (3.01m)

Window and door to the rear aspect with fitted wooden shutter blinds, inset spotlights, tiled splash back, a range of wall and base units with laminated worktops, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, freestanding gas oven with gas hob, laminated flooring, radiator and power points.

BATHROOM- 7'9 (2.39m) x 8'3 (2.53m)

Windows to the rear aspect, inset spotlights, wall mounted gas combi boiler, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment, built in storage cupboard, tiled flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 3'11 (1.21m) x 2'9 (0.86m)

Fitted carpets.

BEDROOM ONE- 10'11 (3.34m) x 11'4 (3.64m)

Well presented double bedroom, windows to the front aspect with fitted wooden shutter blinds, picture rail, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 9'1 (2.79m) x 11'6 (3.52m)

Window to the rear aspect with fitted wooden shutter blinds, stairs leading up to the attic space, built in storage cupboard, laminated flooring, radiator and power points.

SECOND FLOOR

BEDROOM THREE- 10'11 (3.33m) x 12'1 (3.69m)

Additional bedroom space which is versatile with window to the rear aspect, access to the eaves, built in shelving, fitted carpets, radiator, TV point and power points.

GARDEN

Walled, South-Westerly facing garden which is mainly laid to lawn, shrub borders, decking area with brick built outbuilding, outside tap, fencing and gated side access making it fully secure.

PARKING

On street parking.

**70 Westgate,
Driffield, YO25 6TD**

DESCRIPTION

A perfect opportunity to purchase a beautifully presented and spacious home. 70 Westgate is a three bedroom offering versatile accommodation. An ideal property for those looking to get on the property ladder or buyers looking to downsize without compromising too much on space. The property is in a prime location providing easy access to the local amenities, making it a fantastic choice. Viewings are highly recommended! The property briefly comprises:- entry to the lounge/dining room, kitchen, downstairs bathroom, first floor landing with primary bedroom, additional bedroom with stairs leading up the the loft space. There is a rear garden with side access.

LOCATION

The property is located in the heart of Driffield. The town offers an excellent range of shopping facilities including national stores such as W H Smiths, Boots, Tesco's, Lidl and Iceland Foods alongside a wide variety, cafes, restaurants, sports clubs and well regarded schools. The transport links provide easy access to Beverley, Hull, Bridlington, Scarborough and beyond.



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