



**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.



**Guide Price**  
**£125,000**

**78 Eastgate North,**  
**Drifffield, YO25 6EE**



56 Market Place, Drifffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**Dee Atkinson & Harrison**





# 78 Eastgate North, Drifffield, YO25 6EE

## DESCRIPTION

An excellent opportunity to purchase a competitively priced, three bedroom mid-terrace home. 78 Eastgate North offers immense potential throughout for those looking to modernise and add their own personal touch to a home. Enjoying truly stunning aspects to both the front and rear, this home boasts picturesque views across the local park and Moot Hill. Internally, the property is perfectly suited for a variety of potential buyers who enjoy open plan living and spacious accommodation. It's ideally positioned in a sought after area and in close proximity to the local town centre. Early viewing is highly recommended.

The property briefly comprises:- entrance into an open plan living/dining area, kitchen, first floor landing with family bathroom, primary bedroom, second bedroom with stairs leading to the loft space/bedroom three. Well proportioned rear garden and on street parking.

## LOCATION

Drifffield 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:

### OPEN PLAN LIVING/DINING AREA- 23'0 (7.03m) x 11'9 (3.59m)

Door and window to the front aspect, window to the rear aspect, coving, dado rail, wall mounted gas boiler, stairs leading to the first floor landing, two built in storage cupboards, feature fire surround, fitted carpets, radiator, TV point and power points.

### KITCHEN- 14'1 (4.31m) x 5'9 (1.77m)

Door and window to the side aspect, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, space for white goods, electric oven with electric hob and extractor hood, tiled flooring, radiator and power points.

### FIRST FLOOR LANDING- 2'8 (0.82m) x 8'11 (2.72m)

Fitted carpets.

### BEDROOM ONE- 10'6 (3.21m) x 12'1 (3.70m)

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

### BATHROOM- 9'4 (2.86m) x 4'6 (1.39m)

Opaque window to the rear aspect, coving, partially panelled walls with wet wall panels, built in storage cupboard, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring and radiator.

### BEDROOM TWO- 8'8 (2.66m) x 8'7 (2.63m)

Window to the rear aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

### LOFT ROOM/BEDROOM THREE- 12'7 (3.84m) x 11'4 (3.46m)

Velux window to the rear aspect, fitted carpets, radiator, TV point and power points.

### GARDEN

East facing partially walled garden with stunning views to the rear, laid with lawn, patio area to the immediate rear extending to a brick storage shed and gated side access.

### PARKING

On street parking.

