



**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.



**Asking Price**  
**£145,000**

**79 Westgate,**  
**Drifffield, YO25 6TA**



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**





# 79 Westgate, Drifffield, YO25 6TA

## DESCRIPTION

Brought to the market in excellent condition, 79 Westgate is a two double bedroom mid terrace boasting spacious accommodation throughout. This modern, contemporary property has been upgraded by the current vendor to create a stylish and move in ready home. There is a generous rear garden which gets plenty of afternoon sun and is ideal for entertaining. Located close to the town centre, this property would suit a variety of potential buyers and we highly recommend viewings. The property briefly comprises:- entrance into lounge, dining room, kitchen, rear hallway, shower room, first floor landing with two double bedrooms, 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:

### LOUNGE- 11'1 (3.39m) x 10'9 (3.28m)

Door and window to the front aspect, coving, log burning stove with brick surround and stone hearth, fitted carpets, radiator, TV point and power points.

### DINING ROOM- 11'2 (3.42m) x 12'1 (3.69m)

Leading on from the lounge is a spacious dining area with coving, stairs leading to the first floor landing, understairs cupboard, built in shelving, fitted carpets, radiator and power points.

### KITCHEN- 9'5 (2.88m) x 10'7 (3.24m)

Modern and sleek kitchen with skylight flooding the room with natural light, inset spotlights, a range of wall and base units with wood effect worktop and shelving, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, vinyl flooring, anthracite vertical radiator and power points.

### REAR HALLWAY- 6'5 (1.96m) x 4'3 (1.31m)

Door to the rear aspect, vinyl flooring and power points.

### SHOWER ROOM- 7'5 (2.28m) x 6'3 (1.92m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower with separate shower attachment, tiled flooring, heated towel rail and extractor fan.

### FIRST FLOOR LANDING- 2'7 (0.80m) x 5'4 (1.64m)

Fitted carpets.

### BEDROOM ONE- 7'8 (2.36m) x 10'9 (3.29m)

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

### BEDROOM TWO- 11'5 (3.49m) x 9'3 (2.84m)

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

## GARDEN

A sunny West facing garden with patio area to the immediate rear, steps up to a portion of garden which is laid with lawn, planted flower and shrubs, timber garden shed, timber fencing ensuring its a fully secure garden and rear gated access.

## PARKING

On street parking.