



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£190,000

56 Eastgate South,
Driffield, YO25 6LU

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 'B'.

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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



56 Eastgate South, Driffield, YO25 6LU

DESCRIPTION

Offered to the market competitively priced, 56 Eastgate South is a stunning three double bedroom semi-detached property which has been fully renovated throughout. Benefitting from a brand new kitchen and bathroom, decor throughout, loft conversion along with a re-wire, fully insulated walls and recently re-roofed this is like a brand new property! Creating a stylish and modern move in ready home, it offers a warm and welcoming setting once you step through the door and instantly feels like home. Located just a stones through from the local town centre, the property offers convenience for locals shops and schools.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, bathroom, first floor landing with two bedrooms, second floor landing with additional third bedroom, large rear garden 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 14'1 (4.32m) x 3'1 (0.94m)

Large entrance hall with door to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 10'11 (3.33m) x 11'2 (3.42m)

A cosy yet spacious living area with window to the front aspect, log burning stove with stone hearth, laminated wood effect flooring, radiator, TV point and power point. Leading into:

DINING ROOM- 10'8 (3.27m) x 11'11 (3.65m)

Versatile reception room with window to the rear aspect, built in cupboards, understairs cupboard, laminated wood effect flooring, radiator and power points.

KITCHEN- 11'5 (3.48m) x 7'8 (2.35m)

A sleek and modern kitchen with door and window to the side aspect, splash back, a range of shaker style wall and base units with under counter lighting, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for washing machine, plumbing for dishwasher, built in double eye-level oven, electric hob, extractor hood, laminated wood effect herringbone style flooring and power points.

BATHROOM- 5'9 (1.79m) x 8'0 (2.44m)

A sizeable and contemporary family bathroom with opaque window to the side and rear aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, 'P' shaped bath with rainfall over head shower and glass shower screen, wall mounted mirror with built in

lighting, tiled flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING- 14'2 (4.33m) x 2'5 (0.74m)

Window to the rear aspect, fitted carpets and power points.

BEDROOM ONE- 10'11 (3.33m) x 13'7 (4.15m)

Large double bedroom with window to the front aspect, feature fireplace, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 10'10 (3.32m) x 8'0 (2.46m)

Another double bedroom with window to the rear aspect, built in cupboards, fitted carpets, radiator, TV point and power points,

SECOND FLOOR LANDING- 2'11 (0.89m) x 2'9 (0.84m)

Access to the eaves and fitted carpets.

BEDROOM THREE- 10'11 (3.33m) x 10'10 (3.32m)

A third double bedroom with window to the side aspect, exposed brick wall, access to the eaves ideal for storage, fitted carpets radiator, TV point and power points.

GARDEN

A stunning large East facing garden which has been landscaped by the current vendors and is mainly laid with lawn, decking area to the rear of the garden ideal for seating and barbeques,

PARKING

On street parking.