



Guide Price
£195,000

60 Eastgate South,
Drifffield, 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.



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DESCRIPTION

60 Eastgate South is a extremely well presented and immaculate two bedroom semi-detached property. Offering modern living throughout it is ideally situated within easy reach of the local town centre and all amenities and would be perfect for a variety of potential buyers. Benfitting from off street parking, internally has been reconfigured to create a more practical and desirable layout by swapping the bathroom to the first floor and creating a more spacious downstairs area. Finished to a high standard, the property is ready for immediate occupation and is welcoming as soon as you step through the door.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, WC, first floor landing with primary bedroom and bathroom, stairs leading to the second floor with the second double bedroom. There is a large rear garden and off street parking for one car.

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 HALL

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

LOUNGE- 11'1 (3.39m) x 12'3 (3.76m)

Beautifully presented with window to the front aspect, coving, electric log burning stove with hearth and mantle piece, fitted carpets, radiator, TV point and power points. Opening up into:

DINING ROOM- 11'4 (3.47m) x 13'1 (4.00m)

Window to the rear aspect, built in shelving and storage cupboards, understairs storage cupboard, fitted carpets, radiator and power points.

KITCHEN- 17'2 (5.25m) x 7'9 (2.38m)

Light and bright kitchen area with door and dual aspect windows to the side, a range of wall and base units with backsplash, sink with drainer unit, space for fridge/freezer, integrated washing machine, space for additional white goods, built in oven, induction hob and extractor fan, wood effect laminated flooring and power points.

WC- 4'11 (1.51m) x 2'5 (0.75m)

Opaque window to the rear aspect, partially tiled walls, low flush WC, laminated flooring, radiator and extractor fan.

FIRST FLOOR LANDING

Window to the rear aspect, coving, fitted

carpets, radiator and power points.

BEDROOM ONE- 11'2 (3.41m) x 13'2 (4.03m)

Double bedroom with window to the front aspect, coving, built in wardrobes with sliding mirrored doors, fitted carpets, radiator and power points.

BATHROOM- 11'2 (3.41m) x 9'6 (2.89m)

Spacious and stylish bathroom with opaque window to the rear aspect, built in airing cupboard housing the boiler with ample storage, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath, large walk in shower, vinyl flooring and radiator.

SECOND FLOOR

BEDROOM TWO- 11'10 (3.62m) x 12'0 (3.66m)

Window to the front aspect, built in storage cupboard, fitted carpets, radiator and power points.

GARDEN

East facing garden which is well maintained with yard to the immediate rear of the property leading up to an additional portion of garden which is partially walled with gravelled area, planted shrubs, trees and flowers with gated side access.

PARKING

Off street parking for one car.