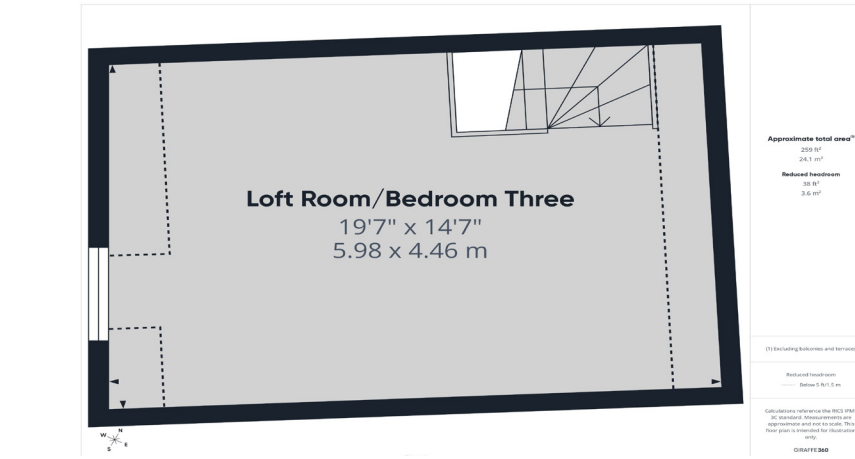
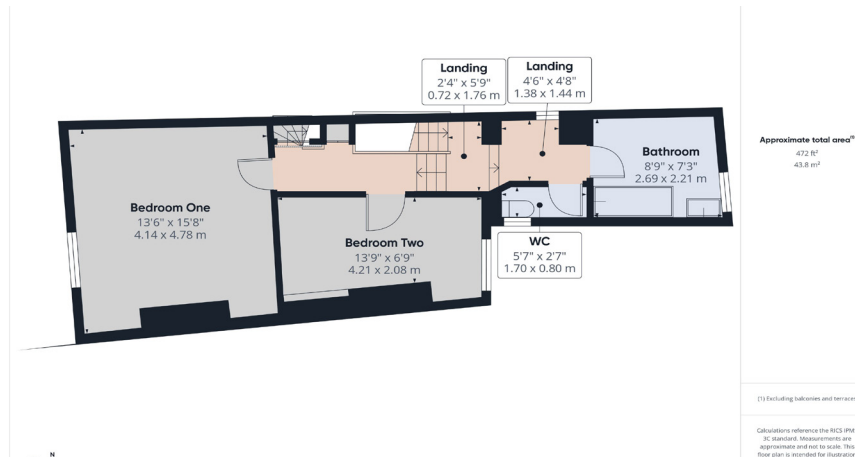
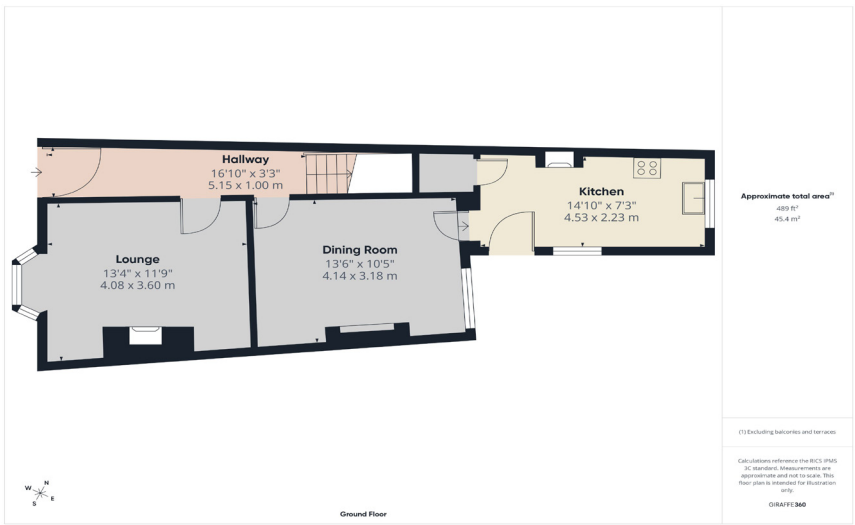




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



SERVICES
Understood to be connected to mains. Gas, electric and water

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.



Offers In Region Of
£180,000

62 Eastgate North,
Drifffield, YO25 6DY



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

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Dee Atkinson & Harrison



62 Eastgate North, Driffield, YO25 6DY

A great opportunity to purchase a turnkey-ready home with no onward chain in the heart of Driffield. 62 Eastgate North is a deceptively spacious three-bedroom mid-terrace property, offering well-presented accommodation throughout and a fabulous rear garden, ideal for relaxing and entertaining. Perfectly suited to first-time buyers, growing families or those looking to downsize, this attractive home combines comfortable living space with the convenience of a central location, placing a range of local amenities, shops and everyday essentials within easy reach. call to arrange your viewing today!!

The property briefly comprises:- entrance hall, two reception rooms, kitchen, bathroom with separate WC, two bedrooms with addition loft/bedroom on the second floor and rear garden.

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:-		radiators, fitted carpets and power points.
ENTRANCE HALL		BEDROOM TWO - 13'9" x 6'9" (4.21m x 2.08m)
Door to the front aspect, stairs leading to the first floor landing, coving, wood flooring, radiator and power points.		With window to the rear aspect, coving, radiator, fitted carpets and power points.
LOUNGE - 13'4" x 11'9" (4.08m x 3.60m)		BATHROOM - 8'9" x 7'3" (2.69m x 2.21m)
A bright and airy living room with large bay window to the front aspect, coving, picture rail, gas fire with surround and hearth, fitted carpets, radiator, TV point and power points.		Family bathroom with opaque window to the rear aspect, shower panels, two piece suite comprising:- sink with pedestal and mixer tap, panelled bath with overhead shower attachment and glass shower screen, radiator, vinyl flooring and extractor fan.
DINING ROOM - 13'6" x 10'5" (4.14m x 3.18m)		WC - 5'7" x 2'7" (1.70m x 0.80m)
Another spacious reception room with window to the rear aspect, coving, picture rail, fitted carpets, radiator, TV point and power points.		A separate low flush WC with opaque window to the side aspect, partially tiled walls, radiator and vinyl flooring.
KITCHEN - 14'10" x 7'3" (4.53m x 2.23m)		SECOND FLOOR
Door and window to the side access and an additional window to the rear aspect, coving, understairs storage cupboard, a range of wall and base units, sink with drainer unit, cupboard housing the boiler, oven with gas hob with overhead extractor fan, plumbing for a washing machine, space for a tumble dryer, feature fireplace, tiled flooring and power points.		LOFT ROOM/BEDROOM THREE - 19'7" x 14'7" (5.98m x 4.46m)
FIRST FLOOR LANDING		A great addition to the property with window to the front aspect with views of All Saints Church, radiator, fitted carpets and power points
With opaque window to the side aspect, stairs leading to the second floor, access to the loft space, coving, picture rail, understairs storage cupboard, fitted carpets and power points.		GARDEN
BEDROOM ONE - 13'6" x 15'8" (4.14m x 4.78m)		A fantastic north-easterly facing garden, featuring a patio area immediately to the rear of the property, leading up to an elevated artificial lawn and a decking area, complemented by a raised planting bed. The garden is fully enclosed by timber fencing and benefits from gated side access.
A very generous primary bedroom with large window to the front aspect, coving, picture rail,		PARKING
		On street parking.

