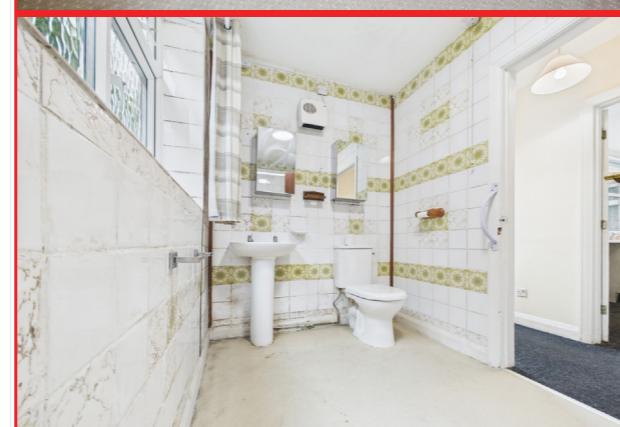


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Offers In The Region Of **34 Eastgate South, Driffield, YO25 6LW**

SERVICES

Electric heating. Mains 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.





THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 21'6 (6.56m) x 3'0 (0.91m)

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

LOUNGE- 11'0 (3.37m) x 11'10 (3.63m)

Window to the front aspect, coving, fitted carpets, wall mounted electric heater and power points. Leading into:

DINING ROOM- 9'11 (3.04m) x 10'0 (3.05m)

Window to the rear aspect, coving, fitted carpets, wall mounted electric heater and power points.

KITCHEN- 15'7 (4.77m) x 9'11 (3.03m)

Window to the side aspect, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for white goods, fitted carpets, wall mounted electric heater and power points. There is also access to the cellar.

REAR HALLWAY- 3'1 (0.95m) x 7'3 (2.21m)

Door to the side aspect, built in cupboards, fitted carpets and power points.

SHOWER ROOM- 5'6 (1.69m) x 9'7 (2.94m)

Opaque window to the rear aspect, fully tiled walls, low flush WC, sink with pedestal, electric shower, wet wall flooring and extractor fan.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 11'0 (3.35m) x 15'3 (4.67m)

Window to the front aspect, fitted carpets, TV point and power points.

BEDROOM TWO- 9'11 (3.04m) x 9'11 (3.03m)

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

BEDROOM THREE- 11'3 (3.43m) x 9'6 (2.92m)

Window to the rear aspect, fitted carpets, wall mounted electric heater, TV point and power points.

BEDROOM FOUR- 13'2 (4.04m) x 6'7 (2.02m)

Window to the side aspect, coving, fitted carpets and power points.

GARDEN

Small North-East facing rear area which is easily maintainable. The gated side access is shared with the neighbouring property.

PARKING

On street parking.



34 Eastgate South, Driffield, YO25 6LW

Brought to the market with no onward chain, 34 Eastgate South has been a loving four bedroom family home. Over the years, the property has been developed throughout to create extra accommodation on both floors. It offers scope for modernisation and is a versatile property for any potential buyer. Viewings are recommended!

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, rear hallway leading to the shower room, first floor landing with four good size bedrooms, rear outdoor area 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.