



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



**Offers In Region Of £175,000**

**59 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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, stairs leading to the first floor landing, wood effect flooring and radiator.

**DINING ROOM- 13'1 (4.00m) x 11'3 (3.44m)**

Window to the rear aspect, coving, understairs cupboard, cast iron fire place with surround and hearth, built in storage cupboard and shelving, quarry tiles, radiator and power points.

**LOUNGE- 13'5 (4.10m) x 11'1 (3.38m)**

Leading on from the dining room is a spacious yet cosy living area with window to the front aspect, coving, built in storage cupboards, gas fire with surround and hearth, solid wood flooring, radiator, TV point and power points.

**KITCHEN- 8'0 (2.44m) x 8'10 (2.72m)**

Door and window to the side aspect, coving, built in pantry cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods and space for oven, extractor hood, vinyl flooring and power points.

**BATHROOM**

Opaque windows to the rear aspect, built in storage cupboard housing the boiler, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head

electric shower and glass shower screen, heated towel rail and tiled flooring.

**FIRST FLOOR LANDING**

Window to the rear aspect and fitted carpets.

**BEDROOM ONE- 16'2 (4.94m) x 11'1 (3.39m)**

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

**BEDROOM TWO- 11'1 (3.40m) x 11'2 (3.42m)**

Another double bedroom with window to the rear aspect, coving, built in wardrobes and bedside table, fitted carpets, radiator, TV point and power points.

**SECOND FLOOR**

**LOFT ROOM/BEDROOM THREE- 16'4 (4.98m) x 12'3 (3.76m)**

Window to the front aspect, fitted carpets, radiator and power points. There is also access to the eaves.

**GARDEN**

East facing mature garden which enjoys a decking area to the immediate rear of the property, patio leading to raised vegetable beds, two garden storage sheds, hedging and gated side access.

**PARKING**

On street parking.

**59 Eastgate South, Driffield, YO25 6LU**

**DESCRIPTION**

A brilliant opportunity to purchase a well established home and brought to the market with no onward chain. 59 Eastgate South is a two bedroom semi-detached home offering a blank canvas for any potential buyer to make it their own. The property has been kept extremely well and is located close to the local town centre and would appeal to a variety of potential buyers.

The property briefly comprises:- entrance hall, lounge, dining room, kitchen, bathroom, first floor landing with two bedrooms, second floor landing with additional loft room/ 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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison