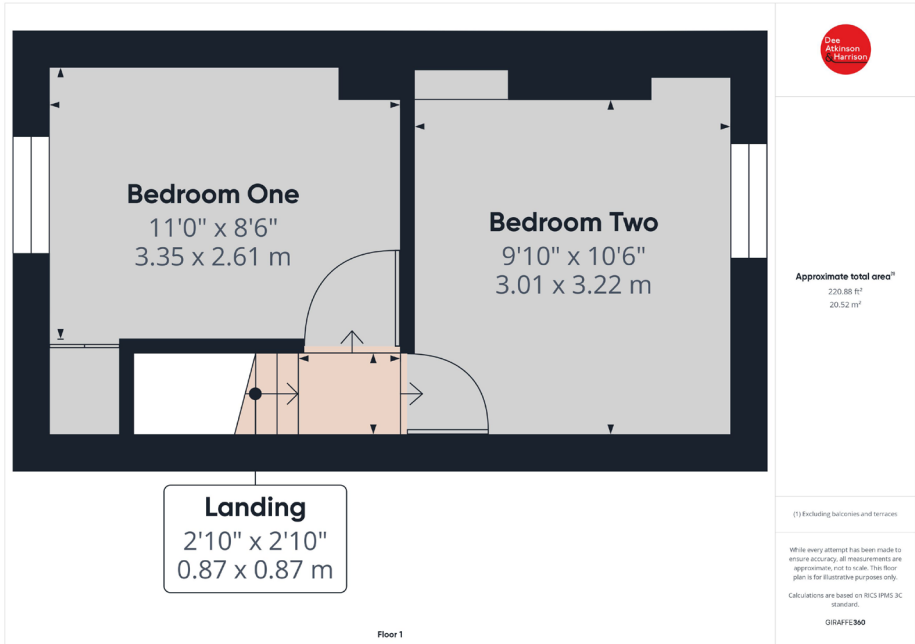
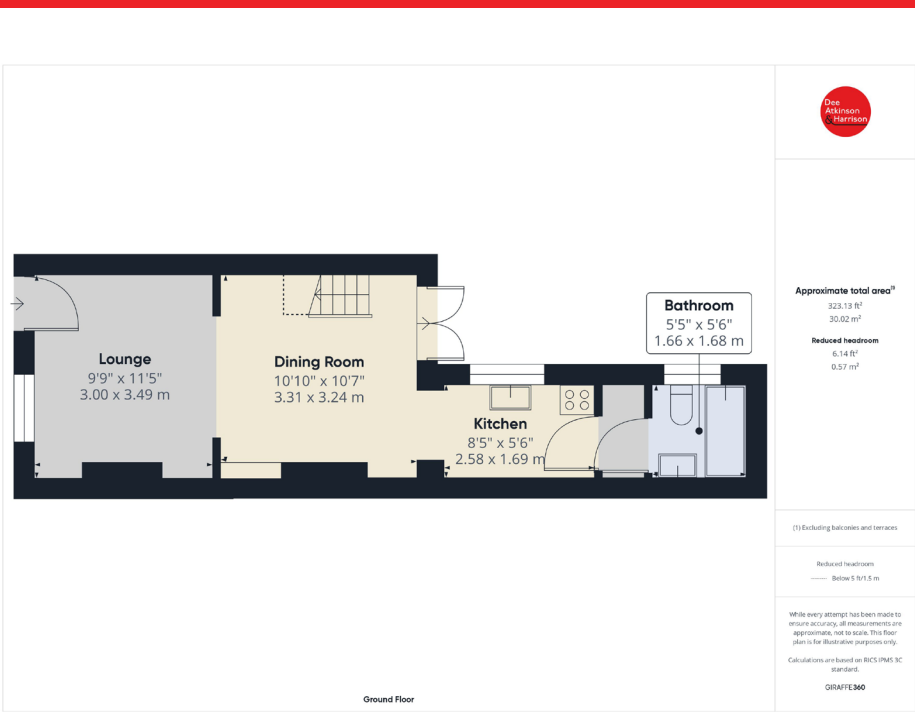




Offers In Region of
£109,950

40 Eastgate South,
Drifffield, YO25 6LW

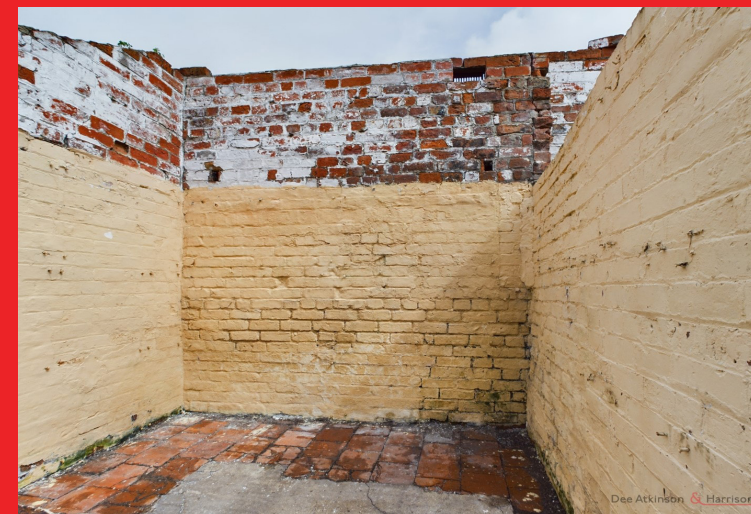
SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 '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.



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Dee Atkinson & Harrison



40 Eastgate South, Drifffield, YO25 6LW

Brought to the market with no onward chain, 40 Eastgate South is a two double bedroom end terrace. Located just a stones throw away from the local town centre, this would appeal to a multitude of buyers. Decievingly spacious from the outside, viewings are essential to appreciate what this property has to offer.

The property briefly comprises:- entrance into lounge, dining room, kitchen, hallway, bathroom, first floor landing with two double bedrooms, rear garden and on street parking.

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 INTO:

LOUNGE- 9'9 (3.00m) x 11'5 (3.49m)

Door and sash window to the front aspect. coving, wall lighting, electric fire with wooden surround and hearth, fitted carpets, radiator, TV point and power points.

DINING SPACE- 10'10 (3.31m) x 10'7 (3.24m)

French doors to the rear aspect, coving, stairs leading to the first floor landing, fitted carpets and radiator.

KITCHEN- 8'5 (2.58m) x 5'6 (1.69m)

Leading on from the dining space with window to the side aspect, coving, tiled splash back, a range of wall and base units with breakfast bar, sink with drainer unit, integrated fridge and freezer, oven with gas hob, laminated flooring, radiator and power points.

HALLWAY

Rear hallway with wall mounted gas boiler, plumbing for washing machine, laminated flooring and power points.

BATHROOM- 5'5 (1.66m) x 5'6 (1.68m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and splash back, panelled bath with over head shower attachment, laminated flooring, radiator and extractor fan.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 11'0 (3.35m) x 8'6 (2.61m)

Double bedroom with sash window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 9'10 (3.01m) x 10'6 (3.22m)

Another double bedroom with sash window to the rear aspect, fitted cupboard, fitted carpets, radiator and power points.

GARDEN

Easily maintainable north facing garden which is fully secure and gated side access.

PARKING

On street parking.

