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**51 Eastgate North
Driffield
YO25 6DY**

IN NEED OF MODERNISATION
Spacious mid-terrace house
Two bedrooms

Two reception rooms
Gas central heating
Rear yard/patio

**Guide Price:
£120,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

51 Eastgate North

Driffield

YO25 6DY



A property in need of general modernisation and re-development, this is a substantial bay fronted inner terrace house within convenient access of the town centre. A range of modernisation and improvement is required to the property and this is likely to include re-fitting of the kitchen and bathroom, general building works, upgrading of electrical installation, full re-decoration both internally and externally and replacement of windows.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off. Radiator.

LOUNGE

11' 5" x 10' 8" (3.48m x 3.27m)

With traditional large bay window and sunny westerly aspect, high ceilings and decorative ceiling cornice this room could really be the focal point of the whole house. Gas fire and radiator.



SITTING ROOM

15' 3" x 10' 4" (4.67m x 3.16m)

Rear facing aspect and door leading out onto the rear yard. Built-in understairs storage cupboard. Gas fire and radiator.



KITCHEN

13' 5" x 5' 11" (4.10m x 1.82m)

In need of full re-fitting currently having a double drainer sink and worktop with base drawer and wall cupboards. Gas cooker point



WC

In need of re-fit and featuring low-level WC and wash basin.

LANDING

BEDROOM 1

15' 3" x 11' 5" (4.67m x 3.50m)

With front facing sash window. Radiator



BEDROOM 2

11' 2" x 10' 4" (3.41m x 3.16m)

With rear facing aspect onto the yard. Radiator.

BATHROOM

In need of re-fitting, currently featuring a coloured suite comprising bath, wash basin and WC.



OUTSIDE

The property stands back from the road behind a shallow front forecourt with walled front boundary and gated access. To the rear of the property is a small patio style garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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VIEWING

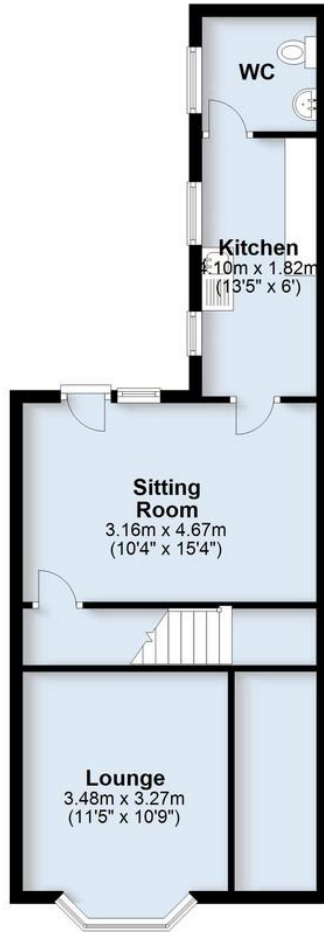
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Regulated by RICS

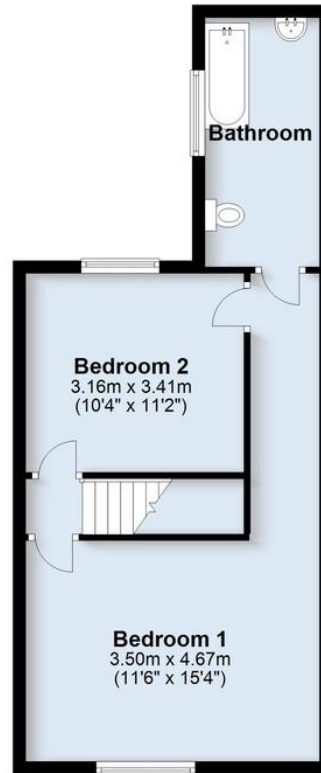
Approximately

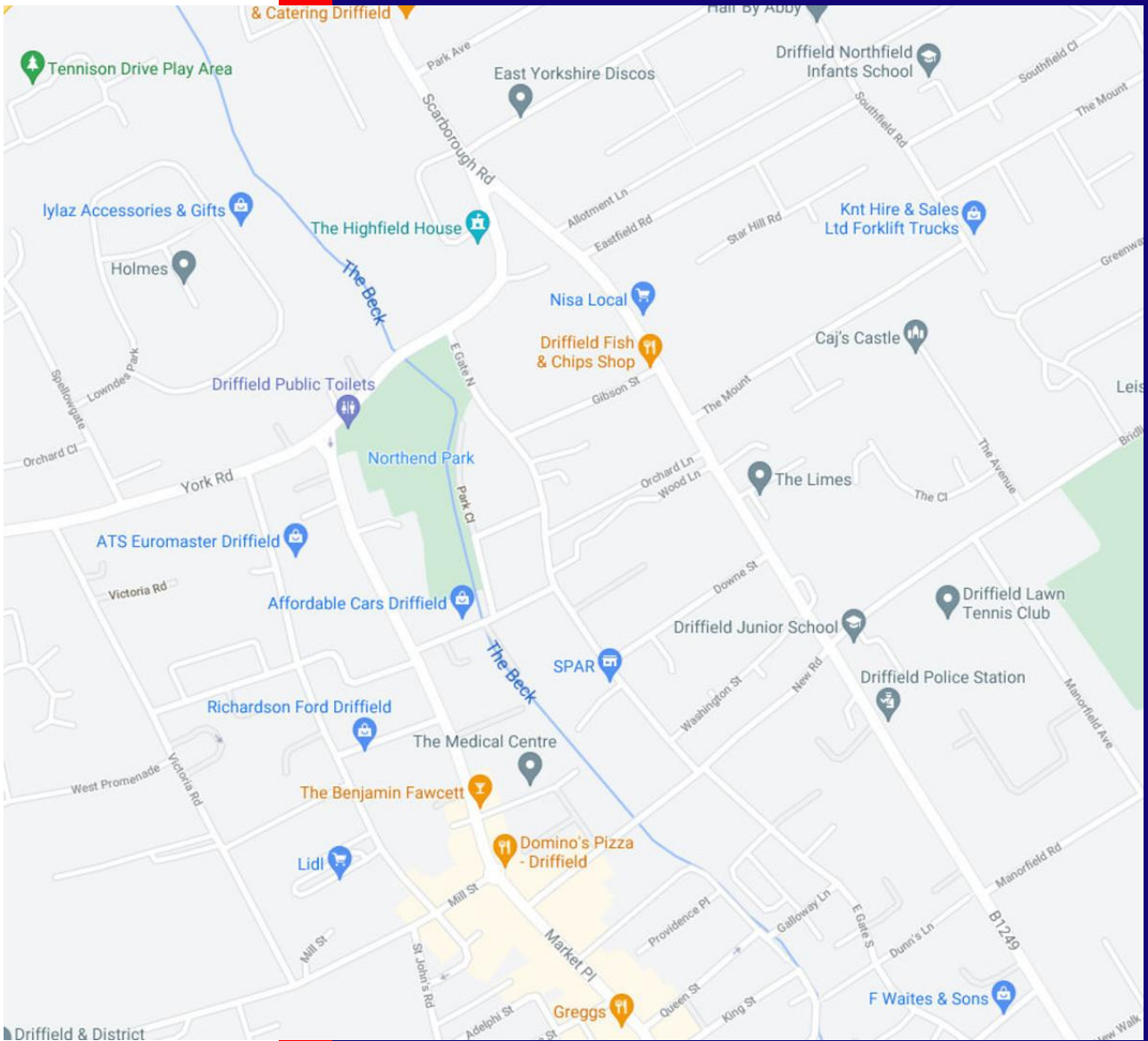
(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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