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**20 Eastgate North
Driffield
YO25 6DE**

Inner terrace cottage
Two Bedrooms
Front forecourt

Recently re-decorated & carpeted
Attractive rear garden
Ideal first home

**Asking Price Of:
£125,000**



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DRIFFIELD
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PROPERTY PROFESSIONALS SINCE 1891

20 Eastgate North

Driffield

YO25 6DE



An attractively priced late Georgian inner terrace cottage, conveniently situated for access into Driffield Town Centre via Cranwell Lane and having the benefit of a delightful long garden which extends onto Driffield Beck. The property has been re-decorated and carpeted prior to marketing and, as such, is in a ready-to-move-into condition.

The accommodation includes two bedrooms plus lounge and dining area with kitchen and bathroom. The property is double glazed and offers electric heating throughout.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, M&Co, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.

ACCOMMODATION

ENTRANCE

Into:

LOUNGE

12' 2" x 9' 4" (3.71m x 2.85m)

plus dining area of (3.71m x 2.87m). Front facing window. Staircase leading off. Electric storage heater.



KITCHEN

9' 10" x 5' 10" (3.01m x 1.79m)

Fitted with a range of base cupboards, renewed worktops and a double wall cupboard, inset stainless steel sink with single drainer, provision for an electric cooker, space and point for a refrigerator and space and plumbing for automatic washing machine.



Open plan into:

REAR LOBBY

With door to the exterior.

BATHROOM

With suite comprising panelled bath, vanity wash basin and low level WC.



FIRST FLOOR

BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.85m)

With front facing window and electric heater.



BEDROOM 2

9' 7" x 9' 4" (2.93m x 2.87m)

With rear facing window.

OUTSIDE

The property stands back from the road behind a shallow front forecourt with walled boundary. To the rear of the property is a further enclosed yard which gives way to a good sized expanse of predominantly lawned garden, part of which is enclosed with a fence, the remaining part extending down towards Driffeld Beck.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 58 square metres.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity, telephone and drainage.

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 E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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

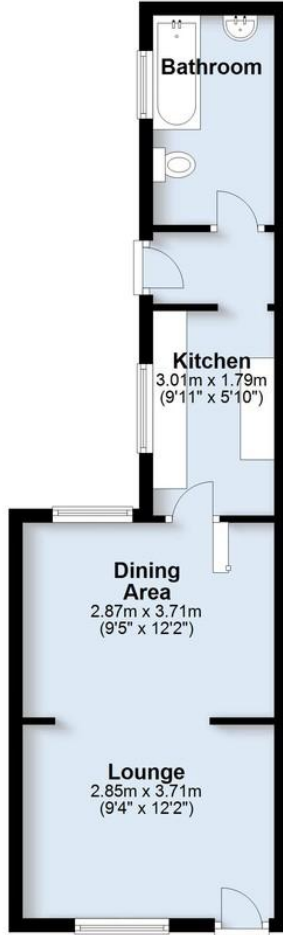
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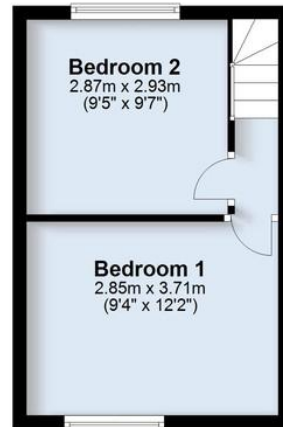
Approximately

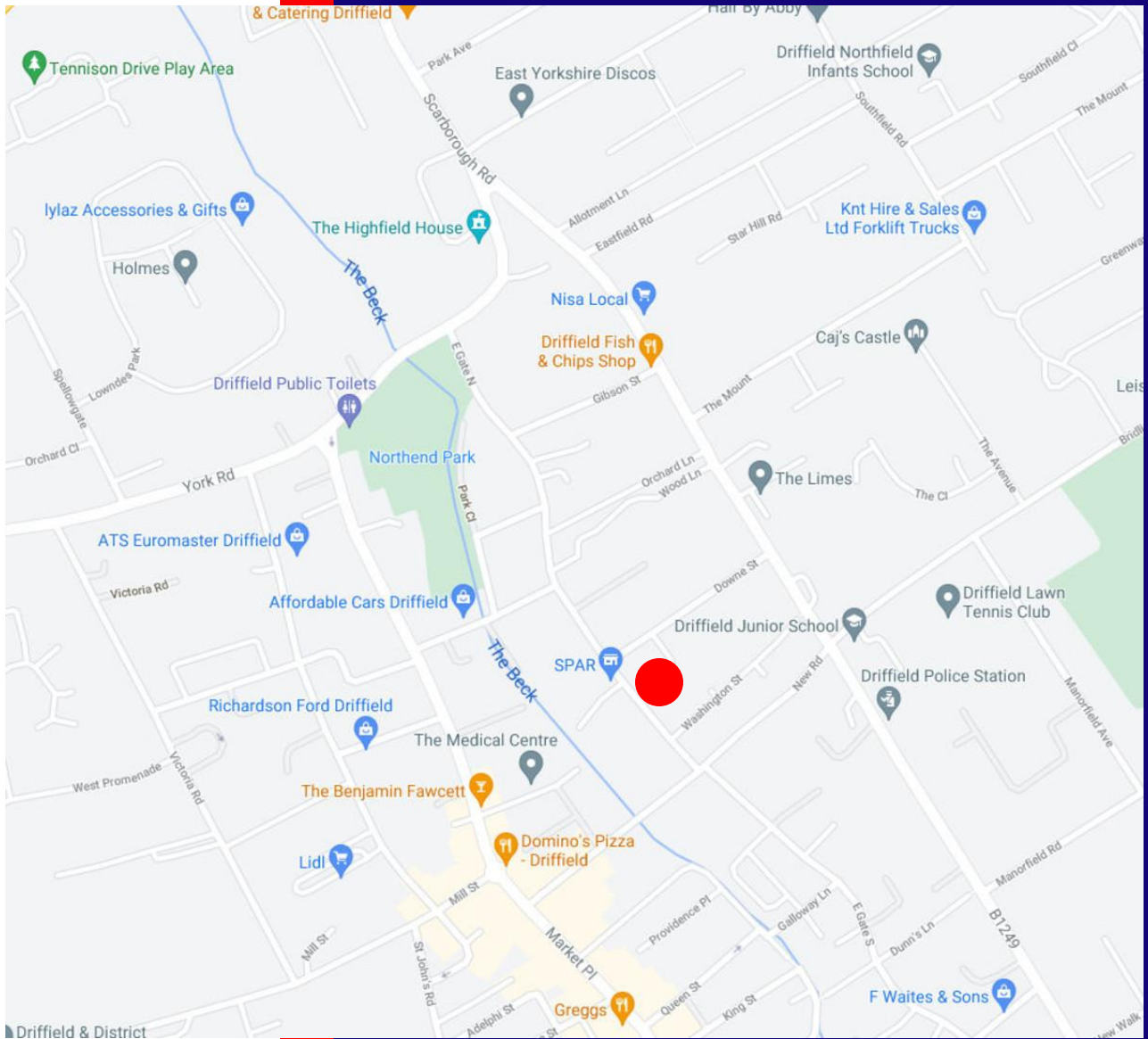
(from EPC calculation, this may exclude conservatories)

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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