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**68a Eastgate North
Driffield
YO25 6DY**

**Town House
Four Bedrooms
Allocated car parking**

**Central Heating
Double Glazing
Convenient for town centre**

**Asking Price Of:
£197,995**



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PROPERTY PROFESSIONALS SINCE 1891

68a Eastgate North

Driffield

YO25 6DY



A MODERN, LOW MAINTENANCE town house, within convenient access of the town centre with all its amenities. The property provides four bedroom accommodation along with ground floor lounge and fitted kitchen, arranged over three floors. There is parking to the rear and patio style garden.

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 HALL

With ceramic tiled floor. Staircase leading off to the first floor. Interior doors leading to principal rooms.



CLOAKROOM/WC

With corner pedestal wash hand basin and low level WC. Ceramic tiled floor.

LOUNGE

13' 10" x 12' 7" (4.22m x 3.84m)

With contemporary electric wall mounted fire. Fitted laminate flooring and built-in understairs storage cupboard.



DINING KITCHEN

14' 5" x 7' 9" (4.39m x 2.36m)

Fitted with a modern range of kitchen units along with worktops and integrated appliances including four ring gas hob, electric oven, extractor, slimline dishwasher and fridge/freezer. Space and plumbing for automatic washing machine. Ceramic tiled floor.



FIRST FLOOR LANDING

BEDROOM 1

13' 10" x 11' 0" (4.22m x 3.35m)

With rear facing window. Radiator.

BEDROOM 2

14' 9" x 10' 8" (4.5m x 3.25m)

With front facing window. Built-in wardrobes. Radiator.

BATHROOM

With suite comprising panelled bath, having a shower over, and side shower screen, low level WC and pedestal wash basin. Extractor fan and heated towel rail.



SECOND FLOOR

Radiator.

BEDROOM 3

13' 10" x 9' 7" (4.22m x 2.92m)

With front facing window. Radiator.

BEDROOM 4

13' 2" x 10' 8" (4.01m x 3.25m)

A rear facing room. Radiator.

SHOWER ROOM

With walk-in shower having a glass screen, pedestal wash basin and low level WC. Heated towel rail.

OUTSIDE

The property is slightly set back from the road behind a shallow front forecourt. There is parking to the rear of the buildings. There is a small garden to the rear of the property.



FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 114 square metres.

CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

All mains services are available at the property.

NOTES

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.

Floor plans are for illustrative purposes only.

VIEWING

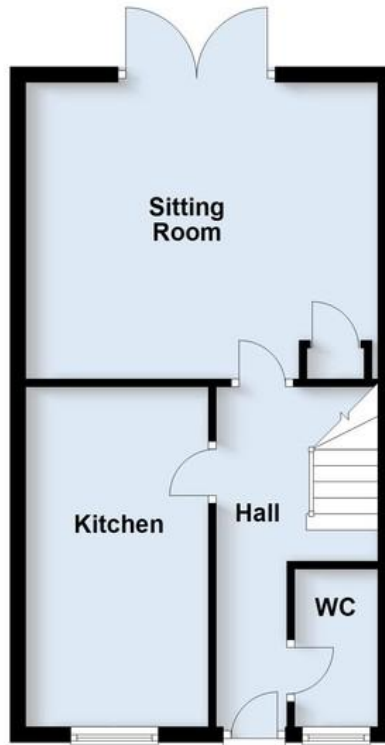
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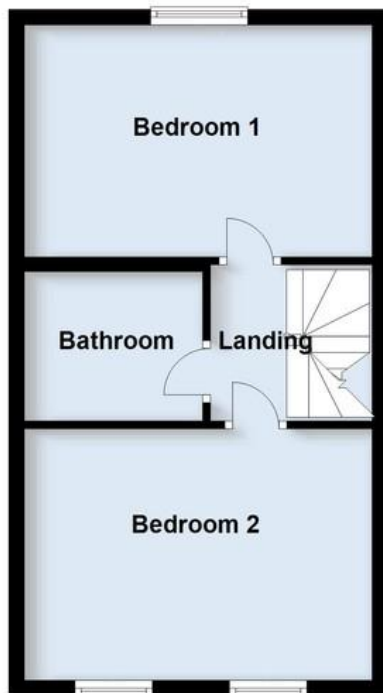
Approximately 114 sq m

(from EPC calculation, this may exclude conservatories)

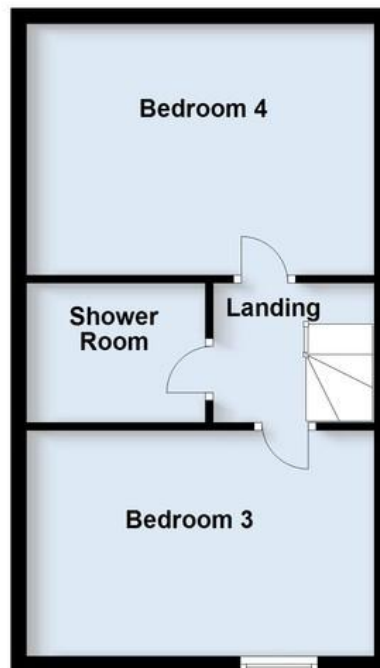
Ground Floor

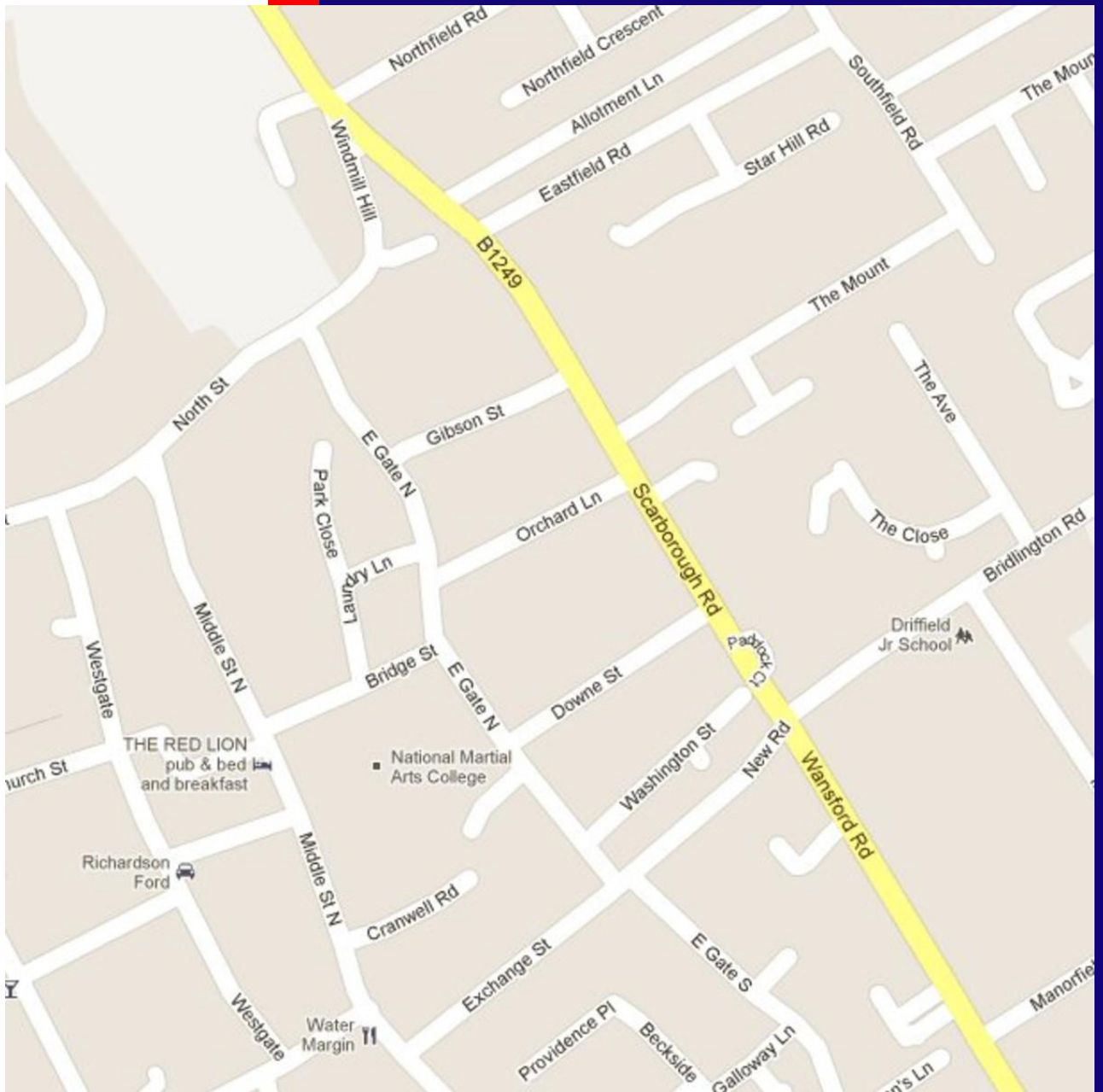


First Floor



Second Floor







64 Middle Street South, Driffield, YO25 6QG

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



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