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Chartered Surveyors

**82 Westgate  
Driffield  
YO25 6TA**

Inner terrace house

Convenient for town centre

Two bedrooms plus attic room

Enclosed rear garden

Ideal first time/investment property

Early viewing recommended!

**Asking Price Of:  
£120,000**



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# 82 Westgate

Driffield

YO25 6TA



An established inner terrace house with enclosed garden to the rear. This is a property which would ideally suit a first time buyer or investor and the property offers well maintained accommodation which includes lounge, kitchen and ground floor bathroom, two first floor bedrooms plus additional attic room.

A particular feature of the property is the enclosed rear garden with access via Church Street, which also includes a useful outhouse.

The property is in need of cosmetic improvement and some buyers may feel the need to change the heating system, however, an early inspection is thoroughly recommended!

## 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 Vestibule.

### LOUNGE

12' 1" x 22' 5" (3.69m x 6.85m)

With front facing window. A spacious, light room with tiled fire surround and timber mantel, having a gas fire in situ. Staircase leading off. Ceiling and wall light points. Incorporating Dining Area



### KITCHEN

15' 5" x 9' 0" (4.71m x 2.76m)

Fitted along one wall with a range of traditionally styled kitchen units featuring panelled doors including base cupboards with worktops over and wall mounted cupboards to match. Space for a cooker. Inset sink and space and plumbing for automatic washing machine. Space and point for a fridge freezer.



## BATHROOM

With white suite comprising bath with shower attachment from taps, low level WC and pedestal wash basin. Half tiled walls.



## BEDROOM 1

11' 2" x 12' 1" (3.42m x 3.69m)

With front facing window. Wall hung electric heater.



## BEDROOM 2

11' 3" x 6' 6" (3.43m x 2m)

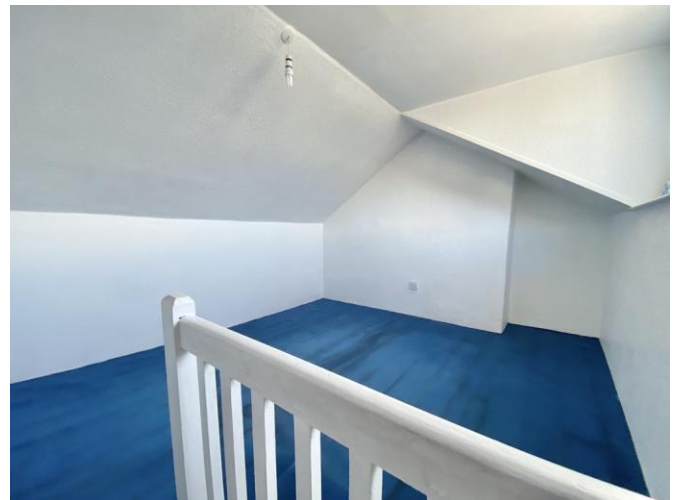
With rear facing window and built-in cupboard housing hot water cylinder.



## ATTIC BEDROOM

9' 8" x 12' 0" (2.97m x 3.68m)

With sloping ceilings.



## OUTSIDE

The property stands flush to the pavement. There is a pedestrian right of access to the rear of the property which gives access to the rear garden. This is predominantly gravelled with side planted border. The garden also features a small block built outhouse and, given the access via Church Street, there is clearly an opportunity to access the rear garden for the purpose of motor cycles or other small vehicles.



### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 87 square metres.

### **CENTRAL HEATING**

There is no central heating in the property, however, there are independent gas and electric heaters.

### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

### **SERVICES**

All mains services are available or connected 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 G.

### **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**

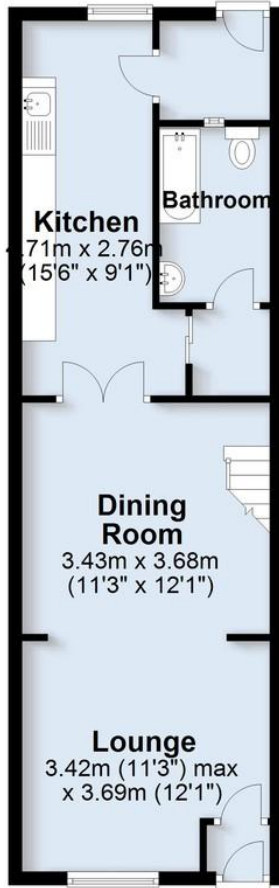
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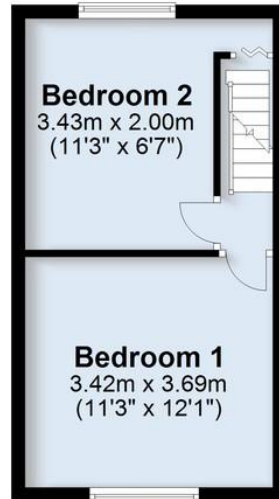
# Approximately 87 sq m

( from EPC calculation, this may exclude conservatories )

## Ground Floor

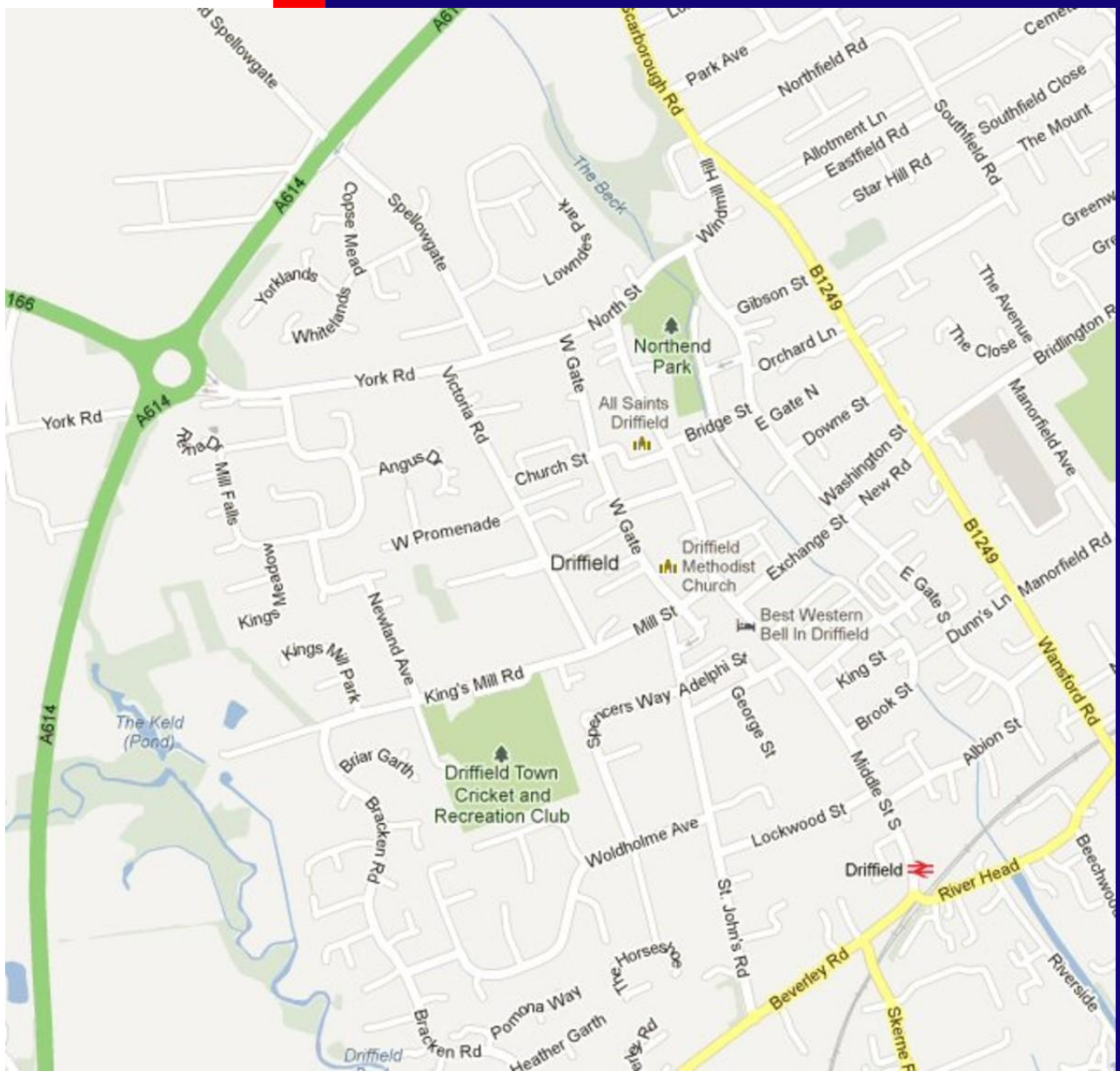


## First Floor



## Second Floor







**64 Middle Street South, Driffield, YO25 6QG**

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