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Chartered Surveyors

**44 Eastgate South  
Drifffield  
YO25 6LW**

Ideal starter or investment property  
Convenient for town centre  
Good condition throughout

Gardens to the rear  
Central heating and double glazed  
Excellent value for money!

**Asking Price Of:  
£110,000**



01377 253456

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# 44 Eastgate South

Driffield

YO25 6LW



A very smartly presented inner terraced house, ideal as a first property or potential investment. The property is conveniently situated within a very short walk of the town centre with all its amenities and provides a front facing lounge, well fitted kitchen, master bedroom, study/dressing room, or even occasional bedroom, plus bathroom on the first floor. There is also a rear garden which is of a good size.

## 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.

## ENTRANCE INTO:

## LOUNGE

11' 9" x 9' 3" (3.59m x 2.82m)

Very attractively presented and featuring a laminate floor plus built in low-level cupboards to the alcoves, electric alcove lighting, coved ceiling and radiator.



## KITCHEN

9' 0" x 12' 4" (2.75m x 3.77m)

Well presented and featuring a modern range of kitchen units finished with mock panelled doors in white with chrome style handles. Integrated electric oven and gas hob with extractor over.

Space and plumbing for automatic washing machine. Radiator. Staircase leading off and door to the rear.



## LANDING

## BEDROOM 1

9' 3" x 12' 4" (2.82m x 3.77m)

With front facing window, coved ceiling and radiator.



## STUDY/DRESSING ROOM/BEDROOM

9' 0" x 4' 8" (2.75m x 1.44m)

With rear facing window, radiator.

## BATHROOM

Fitted suite comprising panelled bath having a shower over, low-level WC and pedestal wash basin. Tiled walls. Heated towel rail.

## OUTSIDE

The property stands flush to the pavement. To the rear is a good sized expanse of lawned garden which also includes a timber shed.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 41 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.

## 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 D.

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.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

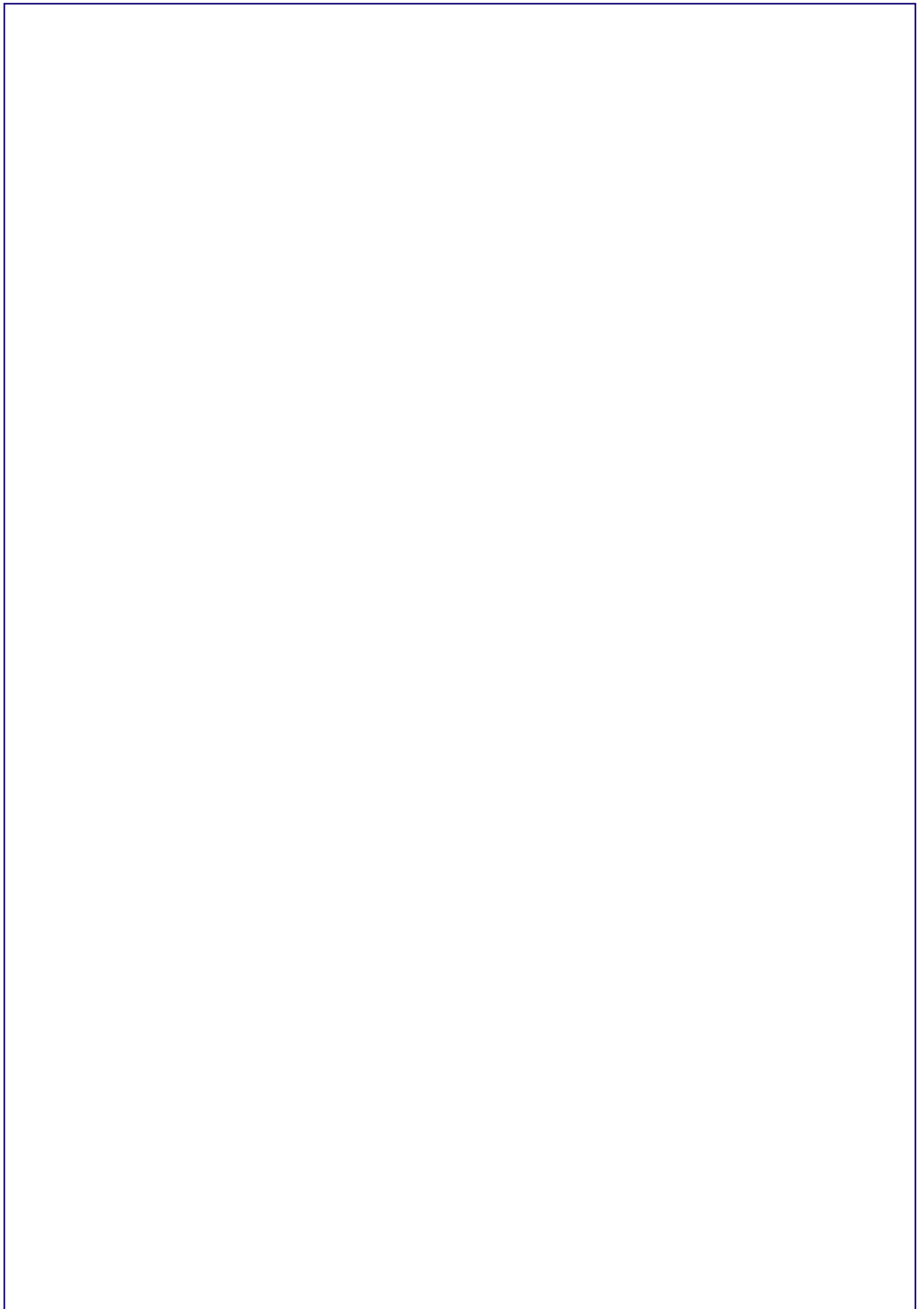
WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment (01377) 253456

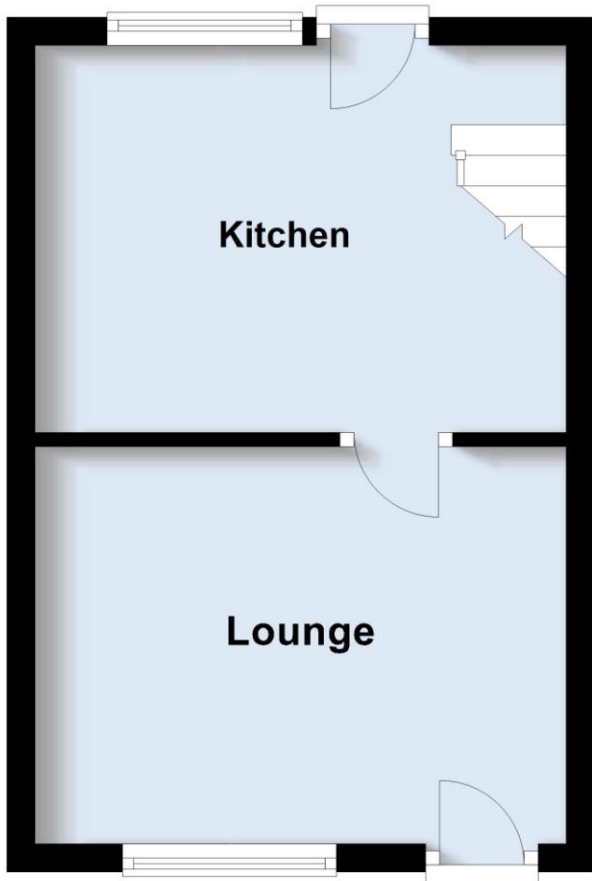
Regulated by RICS



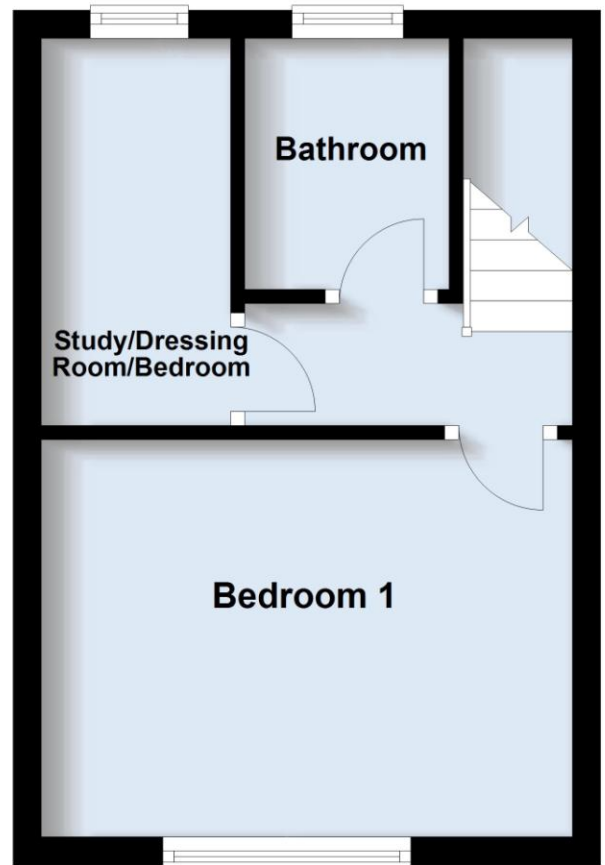
**Approximately 41 sq m**

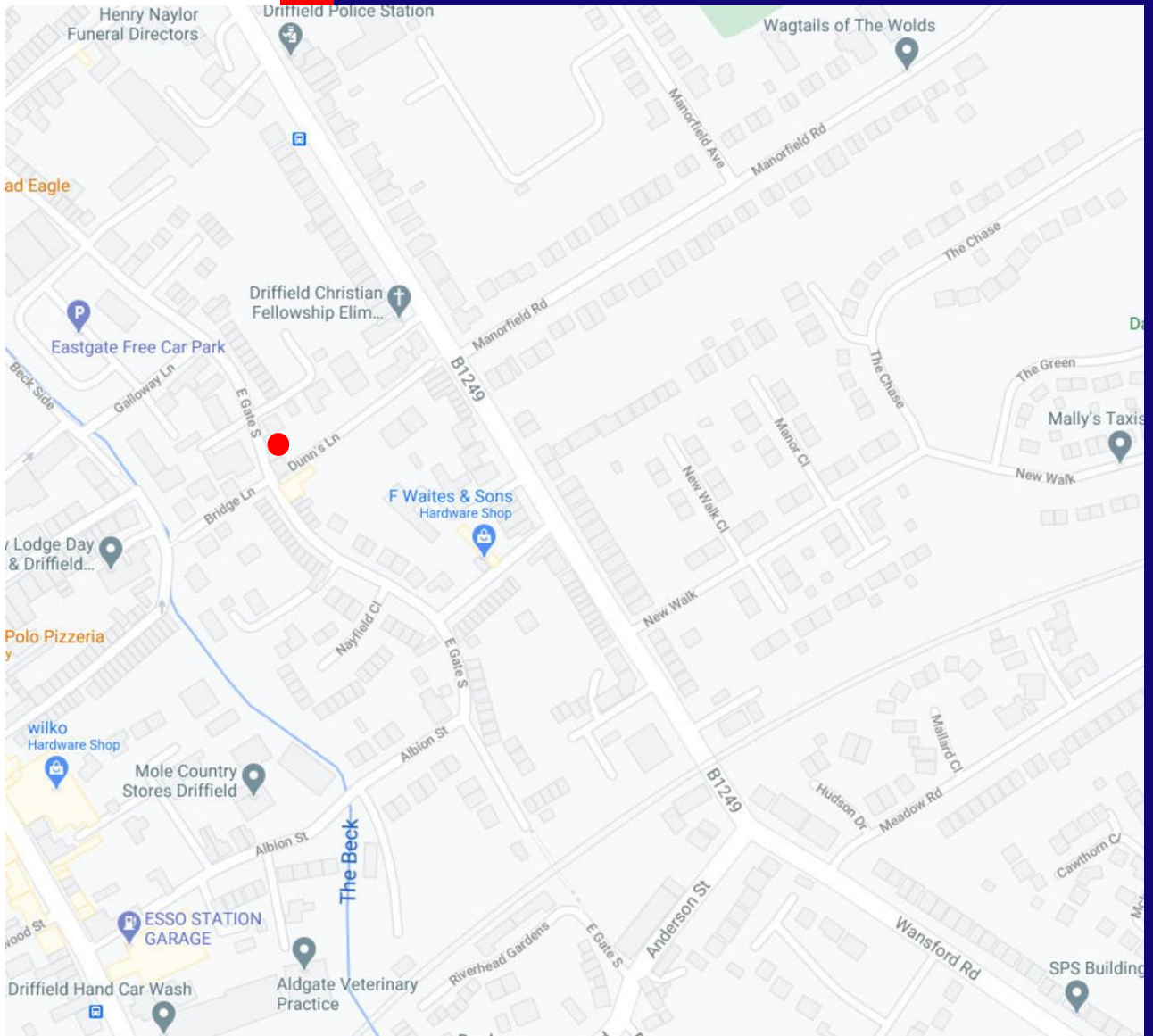
( from EPC calculation, this may exclude conservatories )

## 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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