



Offers in the region of
£170,000

**24 Scarborough Road,
Driffield**

SERVICES

All mains services are connected. There is only one supply in to the building.

TENURE

Freehold with vacant possession.

COUNCIL TAX / BUSINESS RATES

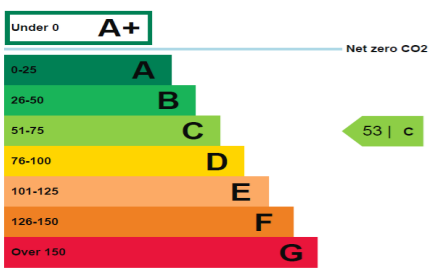
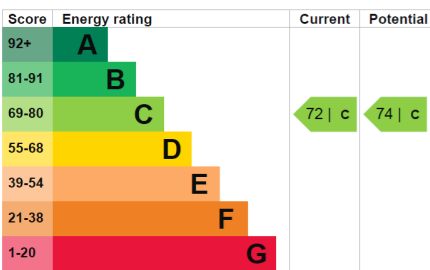
The apartment is currently listed as being in council tax band A
The shop premises are assessed for business rates with the current rateable value of £3,350.

VIEWING

Strictly by appointment with the sole agents.
01377 241919

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

GROUND FLOOR

MAIN SALON
With a double frontage of approx. 17'6" and providing approx. 340 sq ft of retail/sales space. Three double radiators and two sinks.

WC
With low level WC and pedestal wash hand basin. Extractor fan.

KITCHEN / STAFF ROOM
With sink, cupboards, drawers and work surfaces. Breakfast bar, double radiator, rear entrance door and wall mounted gas fired combination boiler.

OUTSIDE
Fully enclosed rear garden, utility room with plumbing for a washing machine, large garden shed 21'1" x 8'7" with patio door and PVCu double glazed window.

FIRST FLOOR

Approached from a metal external fire escape staircase.

HALL
With boiler cupboard housing the gas fired combination boiler. Laminate flooring and door leading to the enclosed staircase to the second floor.

KITCHEN / DINER
With a modern fitted kitchen including base and wall units, stainless steel sink with mixer tap, integrated appliances including, fan oven, four ring ceramic hob with extractor over, fridge, freezer and automatic washing machine. The kitchen is open plan to the living area with double radiator, fireplace and TV aerial point.

BEDROOM ONE
With double radiator.

SECOND FLOOR

BEDROOM TWO
With double radiator and a Velux window.

SHOWER ROOM
With larger shower cubicle, dual flush low-level WC, pedestal wash hand basin, heated towel rail, extractor fan and inset ceiling spotlights.



24 Scarborough Road, Driffield YO25 5HD

DESCRIPTION

A well known, high profile shop premises, located on one of the town's busiest arterial roads which is also a very popular residential area. The property is presented in excellent condition having been refurbished and well maintained in recent years. The property is mainly double glazed and both elements are gas centrally heated with separate boilers. It comprises of a ground floor shop premises that have, for many years, been a popular Hair Salon, but could also lend itself to a variety of other uses (subject to any necessary planning consents). The first and second floors provide a self-contained two-bedroom apartment and to the rear is a pleasant garden and large shed. Offered with vacant possession and no upward chain.

LOCATION

Situated close to the corner of Scarborough Road and Gibson Street, only a short walk from the town centre, schools and all main facilities. Driffield is a traditional established market town that earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns of Bridlington, Beverley and Malton and cities of York and Hull are within easy travelling distance either by road, rail or bus.

