



**Asking Price**  
**£160,000**

**88 Westgate,**  
**Drifffield, YO25 6TA**

**SERVICES**  
Understood to all be connected to mains.

**AGENTS NOTES**  
All acceptable offers will be subject to an exchange of contracts within 28 days.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'C'.

**VIEWING**  
Strictly by appointment with the sole agents on 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:**

**DINING ROOM- 12'1 (3.71m) x 11'3 (3.44m)**  
 Door and window to the front aspect, stairs leading to the first floor landing, laminated wood style flooring, log burner, radiator and power points.

**LOUNGE- 11'11 (3.64m) x 11'3 (3.44m)**  
 Window to the front aspect, electric fireplace with tiled hearth, radiator, TV point and power points.

**KITCHEN- 18'10 (5.75m) x 7'3 (2.22m)**  
 Door and windows to the rear aspect, combi boiler, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for fridge/freezer, space for dishwasher, gas hob, electric oven, stone effect tiled flooring, radiator and power points.

**BATHROOM- 5'6 (1.68m) x 6'10 (2.09m)**  
 Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower attachment, stone effect tiled flooring, heated towel rail and extractor fan.

**FIRST FLOOR LANDING**  
 Loft access.

**BEDROOM ONE- 11'11 (3.66m) x 11'2 (3.43m)**  
 Window to the front aspect, radiator, TV point and power points.

**DRESSING ROOM- 11'10 (3.62m) x 6'8 (2.06m)**  
 Versatile room currently used as a dressing room. It has window to the rear aspect and power points.

**BEDROOM TWO- 12'0 (3.67m) x 6'11 (2.12m)**  
 Window to the rear aspect, radiator and power points.

**BEDROOM THREE- 8'11 (2.72m) x 11'2 (3.42m)**  
 Window to the front aspect, built in storage cupboard, radiator and power points.

**GARDEN**  
 The generous sized garden is one of the most desirable features of the property. It is westerly facing and has a large spacious area to the immediate rear which is laid with patio and gravel secured with fencing, as well as a log store. Beyond the fence is a stunning seating area which enjoys the afternoon sun and also benefits from a garden shed. To the bottom of the garden it is mainly laid to lawn with shrub borders.

**PARKING**  
 On street parking.

**TENURE**  
 The property is Freehold and offered with the benefit of vacant possession upon completion.

# 88 Westgate, Driffield, YO25 6TA

**DESCRIPTION**

88 Westgate is an impressive three bedroom mid terrace located just a stones throw away from town. This property has been in it's current owners family for many years and has been upgraded, and love throughout to keep it modern and in great condition. The property oozes curb appeal and benefits from an attractive frontage as well as a stunning rear garden. Certainly not one to miss!

The property briefly comprises:- entrance door straight into the dining area, cosy lounge, kitchen, family bathroom, first floor landing which has three double bedrooms, one of which has a seperate dressing room. To the rear is a large garden with side access to the front and on street parking.

**LOCATION**

Driffield is a thriving Market Town that provides an excellent range of shopping and other amenities as well as being convenient for the East coast and larger historic Minster towns and cities of Beverley, Hull and York.



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