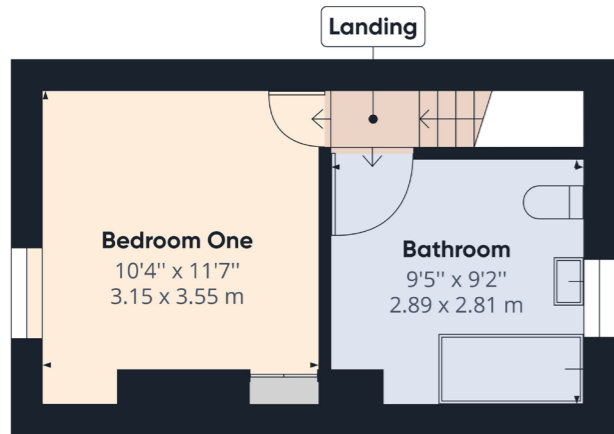


Ground Floor



Floor 1

Dee Atkinson & Harrison

Approximate total area⁽¹⁾
225.10 sq ft
20.91 sq m

Reduced headroom
2.35 sq ft
0.22 sq m

(1) Excluding balconies and terraces

(2) Reduced headroom (Below 1.9m/6'2 1/2")

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for guidance purposes only.

GRAFI360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

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

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.

Offers In Region Of
£95,000

**114 Westgate,
Driffield, YO25 6TA**



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

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114 Westgate, Drifffield, YO25 6TA

DESCRIPTION

114 Westgate is a one bedroom, cottage style, mid terrace property located just a short walk from the town centre. The property incorporates a combination of modern with some original, traditional features giving it that cosy feel. It has recently been updated to include a brand new kitchen and bathroom with fresh decor throughout.

The property briefly comprises:- lounge, kitchen/dining area, one double bedroom, bathroom, south-west facing garden and on street parking.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

LOUNGE- 10'4 (3.17m) x 11'7 (3.55m)

Door and window to the front aspect, cast iron feature fireplace, laminated flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 9'3 (2.82m) x 11'2 (3.42m)

Door and window to the rear aspect, stairs leading to the first floor landing, cupboard housing the boiler, a range of base units, tiled splash back, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric hob, electric oven, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 10'4 (3.15m) x 11'7 (3.55m)

Window to the front aspect, cast

iron feature fireplace, fitted storage cupboard, radiator, TV point and power points.

BATHROOM-9'5 (2.89m) x 9'2 (2.81m)

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower which is tiled, storage cupboard, laminated flooring, radiator and extractor fan.

GARDEN

Lovely size garden which has been gravelled, partially laid with lawn, flower and shrub borders, brick outbuilding, garden storage shed and shared access.

PARKING

On street parking.

SERVICES

Understood to all be connected to mains.