

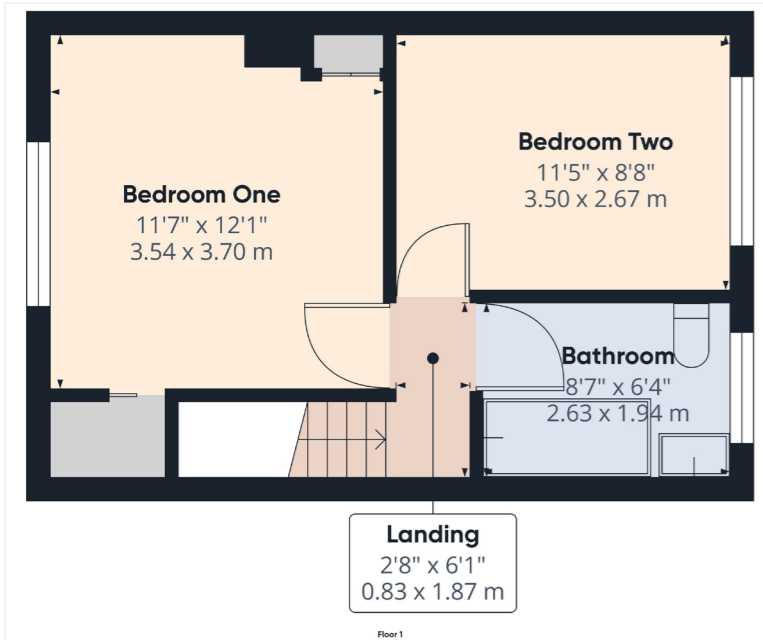
Dee Atkinson & Harrison

Approximate total area¹
372.75 sq ft
34.63 sq m

Excluding balconies and terraces

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

DRAPFE360



Dee Atkinson & Harrison

Approximate total area¹
324.77 sq ft
30.17 sq m

Excluding balconies and terraces

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DRAPFE360



Asking Price
£162,500

82 Eastgate North,
Driffield, YO25 6EE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains.

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE- 2'10 (0.87m) x 4'0 (1.24m)
 Door to the front aspect, coving, stairs leading to the first floor, exposed floorboards and radiator.

LOUNGE- 12'10 (3.92m) x 12'1 (3.69m)
 Light and bright lounge with large window to the front aspect, coving, built in shelving units, cast iron fireplace with wooden surround and tiled hearth, understairs storage cupboard, exposed floorboards, radiator, TV point and power points.

KITCHEN/DINING AREA- 10'0 (3.05m) x 15'2 (4.63m)

Window to the rear aspect, coving, cupboard housing the boiler, a range of wall and base units, wood effect worktop, ceramic sink with drainer unit, plumbing/ space for dishwasher and washing machine, space for fridge/freezer, gas oven, gas hob, extractor hood, laminated flooring, radiator and power points.

REAR ENTRANCE- 7'7 (2.32m) x 3'1 (0.96m)
 Door and window to the side aspect, fitted carpets and radiator.

FIRST FLOOR LANDING

Coving, fitted carpets and access to the loft.

BEDROOM ONE- 11'7 (3.54m) x 12'1 (3.70m)
 Window to the front aspect, coving, built in storage cupboard, fitted carpets, radiator, TV point and power points. There is also a built in wardrobe which has it's own lighting, fitted carpets and radiator.

BEDROOM TWO- 11'5 (3.50m) x 8'8 (2.67m)
 Window to the rear over looking Moot Hill, coving, fitted carpets, radiator and power points.

BATHROOM- 8'7 (2.63m) x 6'4 (1.94m)
 Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled 'P' shaped bath with electric over head shower and glass shower screen, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN
 North-east facing garden which has been attractively presented and with pleasant, peaceful views of Moot Hill, it is mainly laid with lawn, gravelled area to the rear ideal for seating, patio area, flower and plant borders, garden shed and timber fencing making it a fully secure garden.

PARKING
 On street parking.

82 Eastgate North, Driffield, YO25 6EE

DESCRIPTION

82 Eastgate North is a smartly presented, two double bedroom mid terrace. This property has been enhanced to create a more warm and inviting home the moment you step through the door. With it's attractive views of Moot Hill from the rear aspect, and it's charming views of the park to the front, you could forget that it is located just a stones throw away from the local town centre. This property is not one to miss and viewings are essential. The property briefly comprises:- entrance porch, lounge, kitchen/dining, rear entrance, first floor landing with two double bedrooms, family bathroom, generous size garden and on street parking.

LOCATION

Driffield 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.

