



49 EASTGATE SOUTH DRIFFIELD YO25 6DY

- Fabulous refurbished cottage
- Luxury integrated kitchen
- Superb NEW shower room
- Two bedrooms
- Two reception rooms
- Gas CH & uPVC DG
- Workshop. Centrally placed

£110,000





Estate Agents

Market leaders in residential, rural and commercial sales.



Residential and Commercial Lettings

Specialists in the letting and management of property.



Chartered Surveyors

Homebuyer Survey and Valuation Reports, general professional work and Dispute Resolutions



Valuations

Residential, commercial, probate, matrimonial and agricultural valuations.



Auctions

Auction sales, property, chattels, livestock and machinery.



Energy Performance Certificates

Accredited Energy Assessors (Dip.DEA) providing Energy Performance Certificates (EPC).



Planning Consultants

All aspects of Town and Country Planning.



Agricultural and Environmental Consultants

Providing rural and agricultural business advice.



Insurance Brokers

Specialising in personal and commercial insurance. Authorised and Regulated by the Financial Conduct Authority.

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IDEAL AS A FIRST HOME OR INVESTMENT OPPORTUNITY this outstanding town house has been restored and refurbished to an excellent specification.

Perfectly placed for the town centre and all local amenities the cottage is ready for IMMEDIATE OCCUPATION and an early inspection is advised!



ACCOMMODATION



Sitting Room

Ref: J709

Last rev: 6th May 2016

Dining Area



Bedroom 2

Kitchen



Central Heating

Shower Room & WC



Domestic Hot Water

Double Glazing

Garage

Gardens

Tenure

Council Tax

Energy Performance Certificate

Landing

Bedroom 1

NB

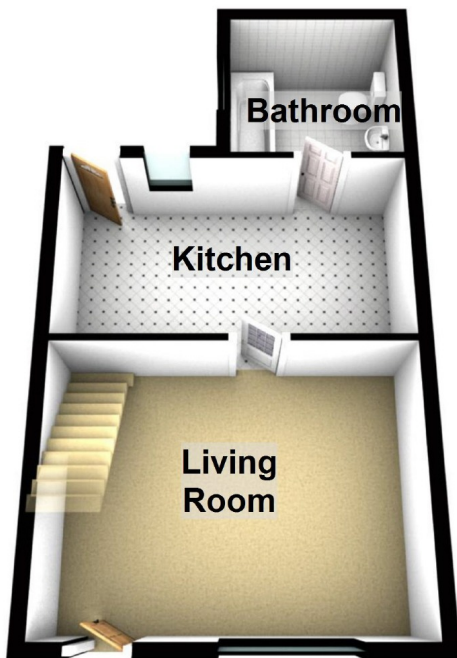
Vacant Possession

Services

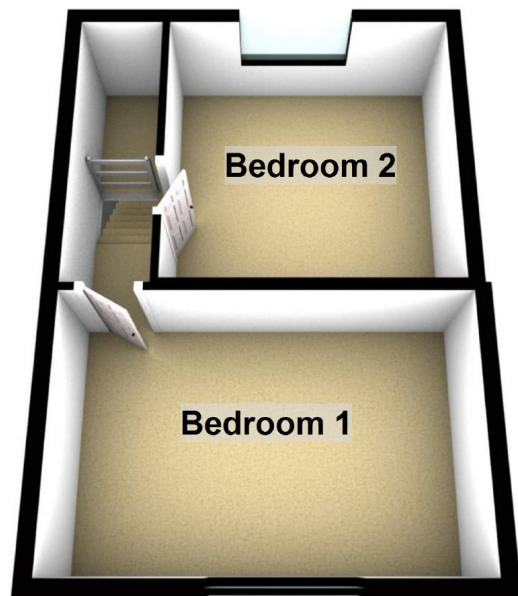
Note

Viewing

Ground Floor



First Floor



Ulyotts is the trading name of Ulyotts (Driffield) Limited, CRN 07734147



Description of Settlement

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday and an expanding farmers market on the first Saturday of each month. With active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town.



Estimated distance in miles to:

School	- 250 metres
Shops	- 175 metres
Doctors Surgery	- 400 metres
Bus Service	- 150 metres
Railway Station	- 200 metres



64 Middle Street South, Driffield, YO25 6QG



Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401 
www.ullyotts.co.uk | www.rightmove.co.uk | www.vebra.com