



**67 Westgate**  
**Driffield, Yorkshire YO25 6TD**  
**Offers over £110,000**

**WP** WOOLLEY  
& PARKS

## 67 Westgate, Drifffield, Yorkshire YO25 6TD

\*\*\* BRILLIANT STARTER HOME OR INVESTMENT OPPORTUNITY \*\*\*

This two bedroom mid-terrace home is situated close to the town centre of Drifffield and is deceptively spacious throughout! Just a stones throw from the local amenities, this is a popular location and would make a great first time home or lucrative buy to let. Internal accommodation itself briefly comprises lounge, dining room, kitchen, bathroom and WC to ground floor. The first floor offers a master bedroom and second double bedroom which provides access to the loft room. Externally there is a low maintenance rear garden! Viewing comes highly recommended as these homes are rarely available for long!

### Lounge 12'07 x 11'03 (3.84m x 3.43m)

With double glazed window and external door to front elevation, gas fire, television and telephone points, radiator and fitted carpet.

### Dining Room 12'05 x 11'08 (3.78m x 3.56m)

With double glazed window to rear elevation, built in storage cupboard, under stairs storage cupboard, radiator and fitted carpet.

### Kitchen 7'11 x 7'10 (2.41m x 2.39m)

With a range of wall and base units, roll top work surfaces, single electric oven, four ring gas hob, stainless steel sink, tiled splash backs, plumbing for free standing appliances and double glazed window and external door to side elevation.

### Bathroom 5'00 x 5'05 (1.52m x 1.65m)

A modern bathroom with panelled bathroom with mains shower over, pedestal wash basin, wet boarded walls, heated towel rail and double glazed window to side elevation.

### WC 5'05 x 2'06 (1.65m x 0.76m)

With low flush WC, radiator and double glazed window to rear elevation.

### Landing

With fitted carpet.

### Master Bedroom 12'07 x 11'02 (3.84m x 3.40m)

With double glazed window to front elevation, radiator and fitted carpet.

### Bedroom Two 11'08 x 12'04 (3.56m x 3.76m)

With double glazed window to rear elevation, boiler cupboard, radiator and fitted carpet.

### Loft Room 12'06 x 12'01 (3.81m x 3.68m)

Accessed through the second bedroom with Velux window to rear elevation, radiator and fitted carpet.

### External

Externally the property benefits from a low maintenance gravelled rear garden with concrete seating area. There is also access for two neighbours.

### Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Laser Tape Clause

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All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

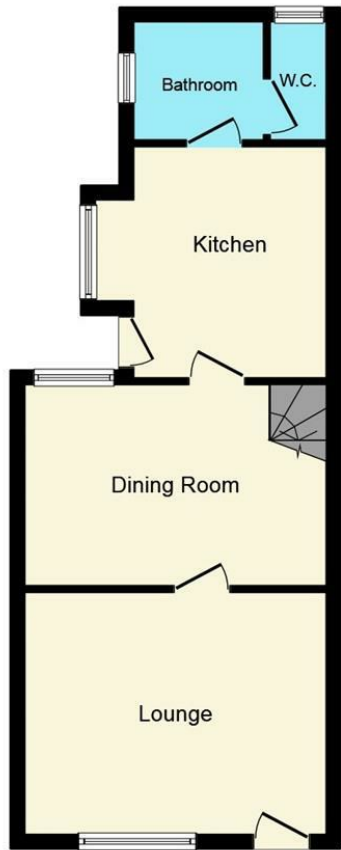
### New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

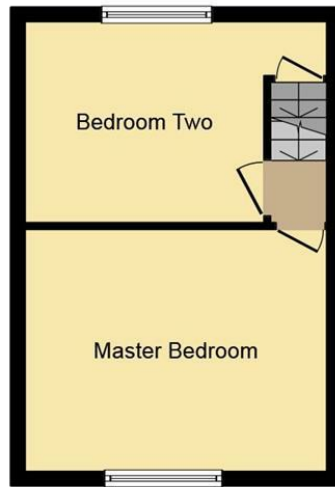
### Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physically viewing. We accept no liability for the contents/ommissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

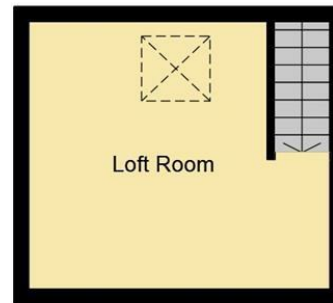




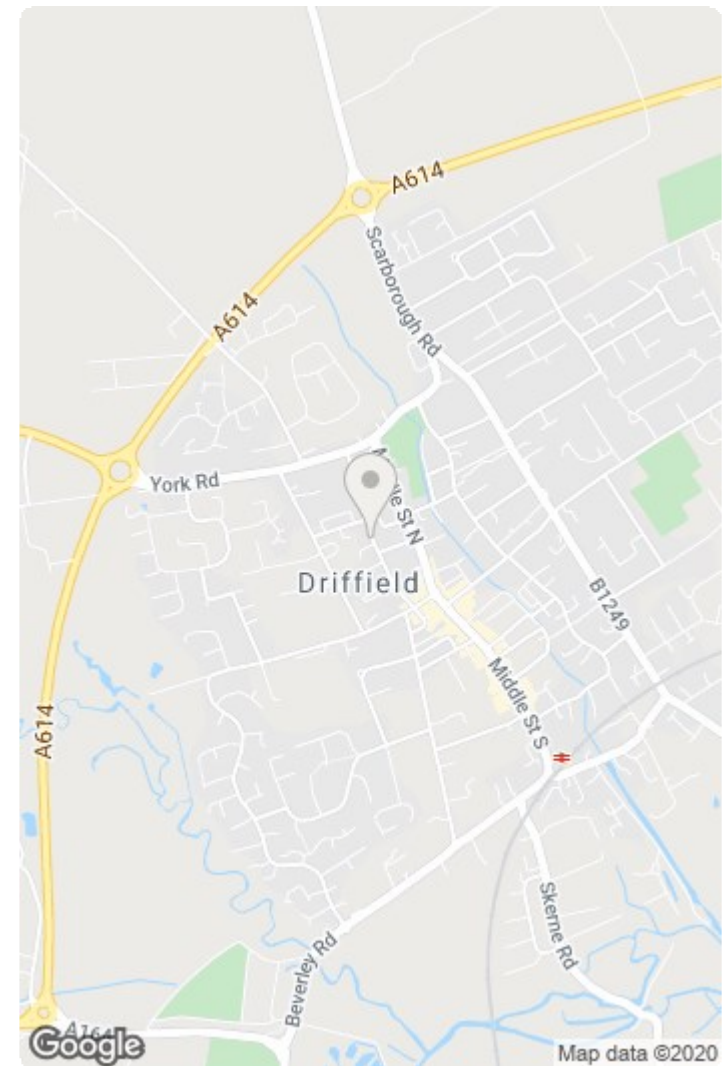
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		61	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

