



**Ulllyotts**  
Chartered Surveyors

**12 Eastgate South  
Driffield  
YO25 6LR**

A great starter home  
Beautifully presented  
2 Bedrooms

Convenient for town centre  
Garden with raised deck  
Not to be missed!

**Asking Price Of:  
£115,000**



01377 253456

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# WHAT'S YOURS WORTH?

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# 12 Eastgate South

Driffield

YO25 6LR



One of the best houses of its type we have seen recently and certainly one of the best currently available on the market. This is a delightfully presented and well maintained inner terraced house which is conveniently situated for access into the town centre with all its amenities as well as local schools and facilities. The accommodation includes front facing lounge with well fitted kitchen and bathroom plus two first floor bedrooms. To the rear is a most attractive expanse of garden featuring raised timber deck.

## DRIFFIELD

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. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## ACCOMMODATION

### LOUNGE

9' 0" x 11' 6" (2.75m x 3.53m)

A delightful light and airy room with front facing window, inset niche for electric fire. Opening into:



### DINING ROOM

10' 1" x 10' 7" (3.08m x 3.25m)

A useful room, ideal for use as a dedicated dining room, under stairs storage and staircase leading off.



### KITCHEN

9' 11" x 6' 0" (3.04m x 1.83m)

Being fitted along one wall with a range of modern kitchen units including base and wall cupboards, inset sink with base cupboard beneath and mixer tap, integrated electric oven and hob with extractor canopy over.

Space and plumbing for automatic washing machine.



**BATHROOM** Beautifully fitted modern suite comprising curved edge shower bath with curved glass screen and plumbed in mixer shower, low level WC and pedestal wash basin. Heated towel rail and feature 'wet wall'.



**BEDROOM 1** 9' 3" x 15' 7" (2.83m x 4.77m)  
A delightful, light, front facing room. Ample space for wardrobes.



## **BEDROOM 2**

9' 5" x 10' 2" (2.89m x 3.12m)

A great secondary bedroom, rear facing.



## **OUTSIDE**

The property is built flush to the pavement. There is a pedestrian right of access to the rear where there is an expanse of yard including raised deck feature.

## **CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## **DOUBLE GLAZING**

The property benefits from uPVC sealed unit double glazing throughout.

## **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

## **SERVICES**

All mains services are available at the property.

## **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

## **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

## **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

## **WHAT'S YOURS WORTH?**

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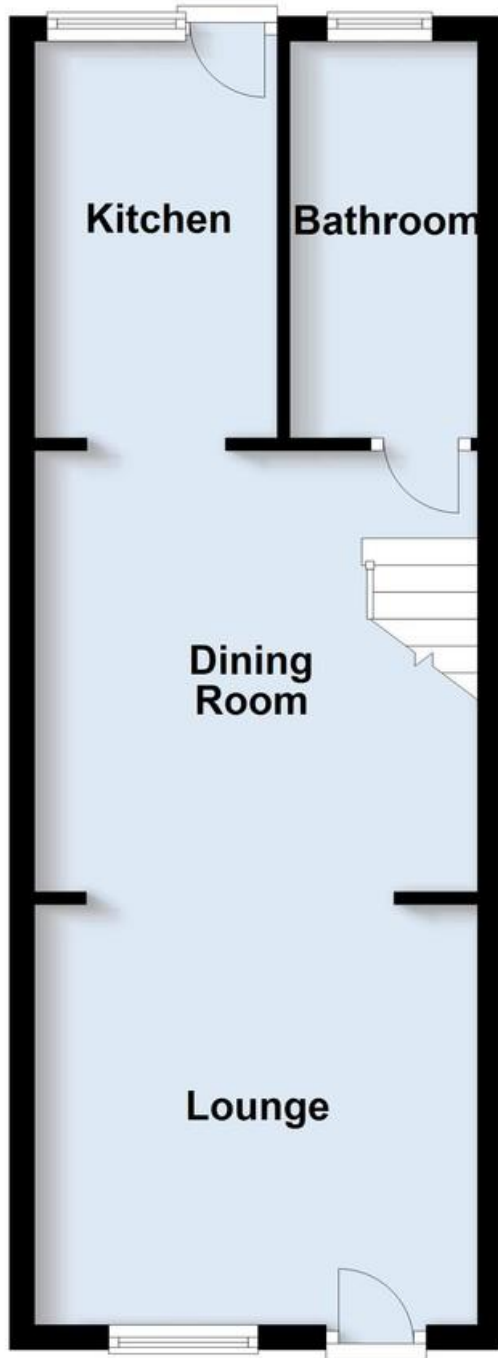
\*by any local agent offering the same level of service.

## **VIEWING**

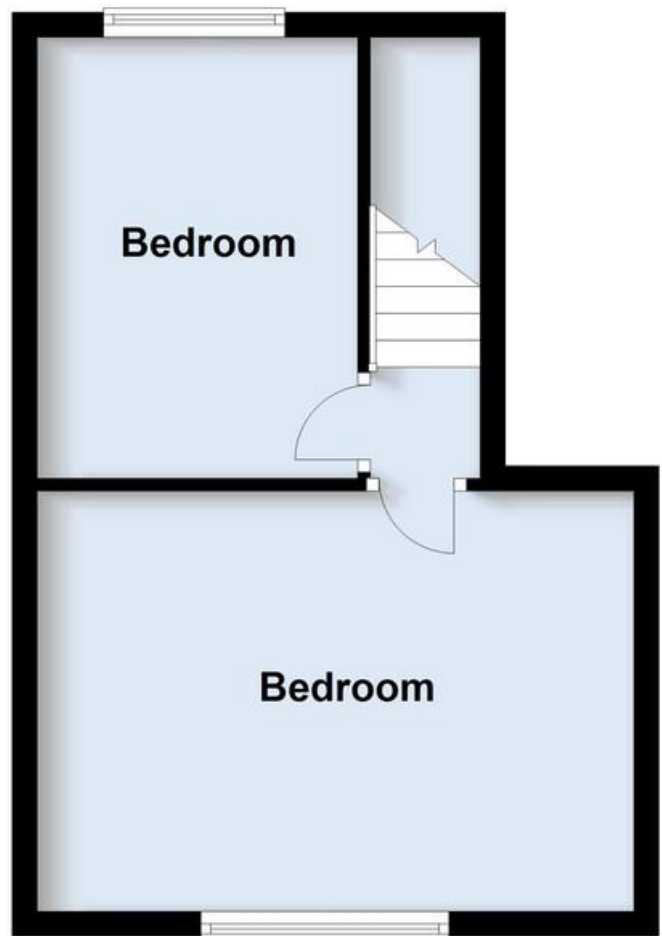
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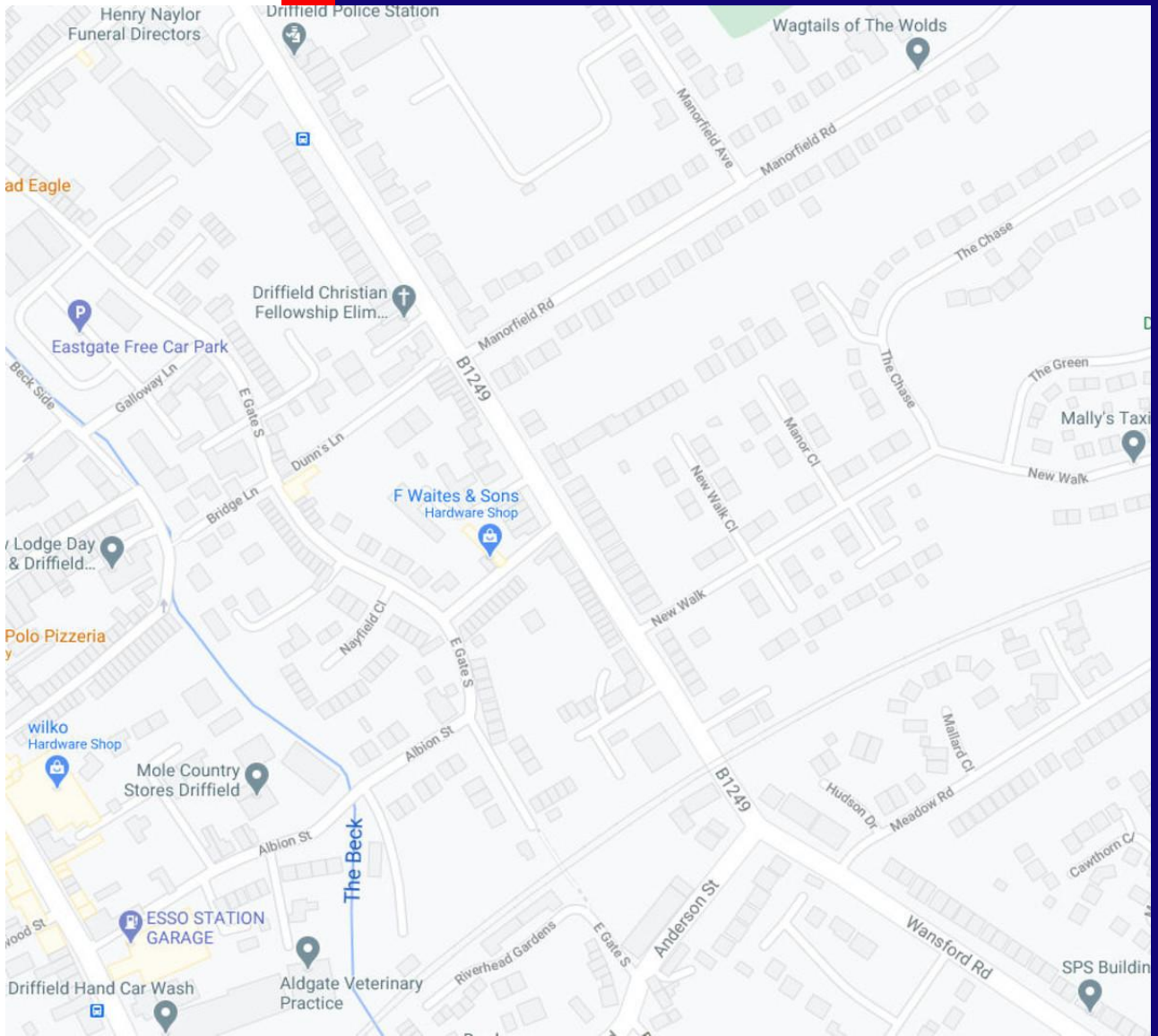
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### Ground Floor



### First Floor







**64 Middle Street South, Driffield, YO25 6QG**

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