



60 Eastgate North
Driffield

YO25 6DY

ASKING PRICE OF

£175,000

3 Bedroom Mid Terrace House

■ **Ulllyotts** ■

EST 1891

01377 253456



Garden



3



2



1



On Road
Parking



Gas Central Heating

60 Eastgate North, Driffield, YO25 6DY

This is a Victorian inner terrace house, set back from the road behind a front facing forecourt. The property provides an extensive range of accommodation which includes two reception rooms and three bedrooms, arranged over three floors and includes traditional features such as high ceilings.

The house has been overhauled over recent years and is now presented to AN EXCELLENT STANDARD THROUGHOUT!

There is an enclosed yard to the rear with adjoining outside toilet and outhouse plus further expanse of garden with sheds.

The property is located conveniently for access into the town centre and is also close to nearby shops plus all local schools, leisure centre etc.

VIEWING OF THIS PROPERTY IS UNLIKELY TO DISAPPOINT AND SHOULD BE DONE WITHOUT DELAY!

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Dining Room



Kitchen



Bedroom 1

Accommodation

ENTRANCE LOBBY

With further interior door and etched glass feature window.

HALLWAY

With staircase leading up to the first floor

LOUNGE

13' 6" x 10' 9" (4.13m x 3.3m)

With front facing bay window and high ceilings plus fireplace and picture rail. Radiator.

DINING ROOM

13' 10" x 10' 6" (4.22m x 3.21m)

With rear facing window into the utility porch and featuring an inset fireplace niche and provision for an electric fire. Fitted laminate flooring and picture rail.

KITCHEN

14' 11" x 7' 8" (4.56m x 2.36m)

With fitted range of bespoke units in pine and featuring Belfast sink plus ceramic tiled floor. Built-in under stairs storage cupboard and door leading into:

UTILITY PORCH

With access to the rear yard. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

14' 6" x 13' 6" (4.43m x 4.13m)

With front facing window, fireplace and picture rail. Built-in wardrobes. Radiator.

BEDROOM 2

13' 8" x 8' 6" (4.17m x 2.6m)

With rear facing window and fitted fireplace. Radiator.

BATHROOM

14' 11" x 7' 8" (4.56m x 2.36m)

With suite comprising panelled bath, having a shower over, low-level WC and pedestal wash hand basin. Fully tiled walls and built-in storage cupboards.

SECOND FLOOR

BEDROOM 3

13' 8" x 12' 3" (4.19m x 3.74m)

Sloping ceilings and built-in wardrobes. Radiator.



Bedroom 2



Bathroom



Bedroom 3



Store/Office

STORE/OFFICE

7' 11" x 5' 8" (2.43m x 1.74m)

A useful landing accessed space. There is no window in this room.

OUTSIDE

The property stands back from the road behind an area of front facing forecourt. To the rear of the property is an enclosed yard where there is a handy outside toilet and outhouse.

The yard gate gives way to a pedestrian access to the neighbouring property before entering a gated super back garden area featuring lawn, garden sheds and ideal summerhouse area. Open pleasant aspect beyond.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

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 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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Garden

WHAT'S YOURS WORTH?

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Outside toilet & Outhouse

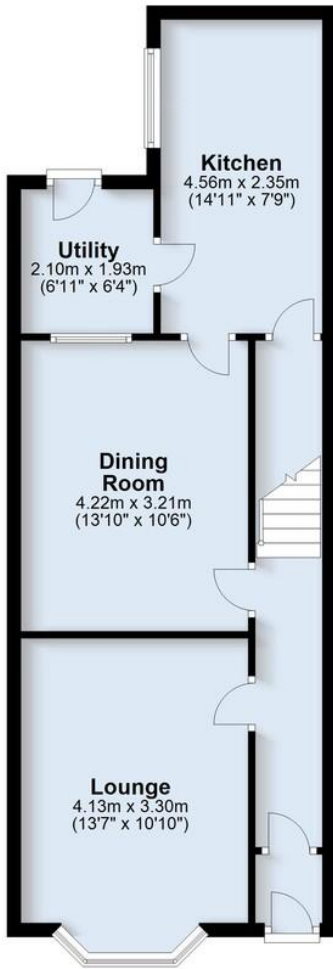


Rear

The stated EPC floor area, (which may exclude conservatories),
is approximately 125 sq m

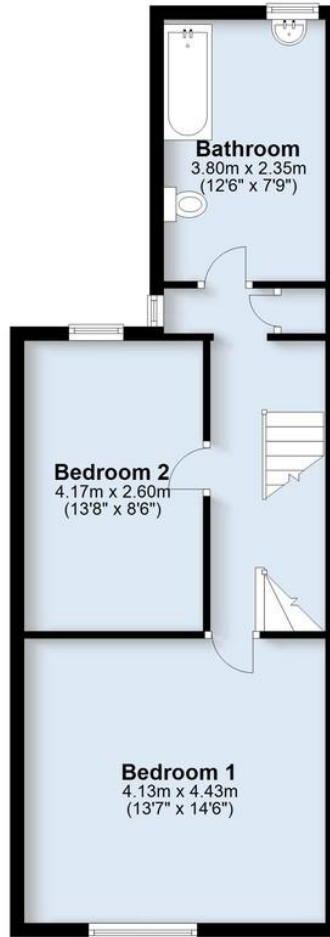
Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



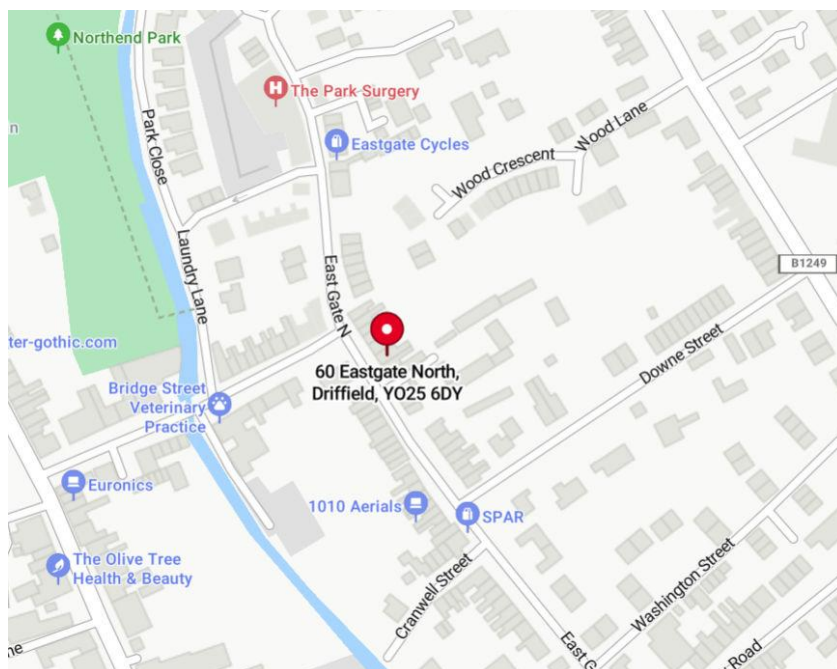
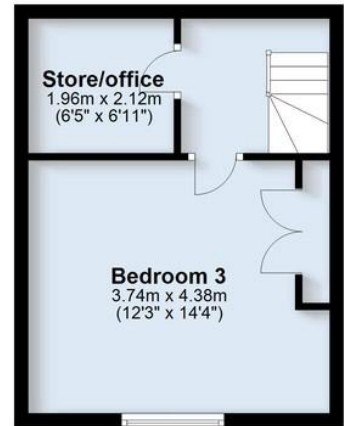
First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)

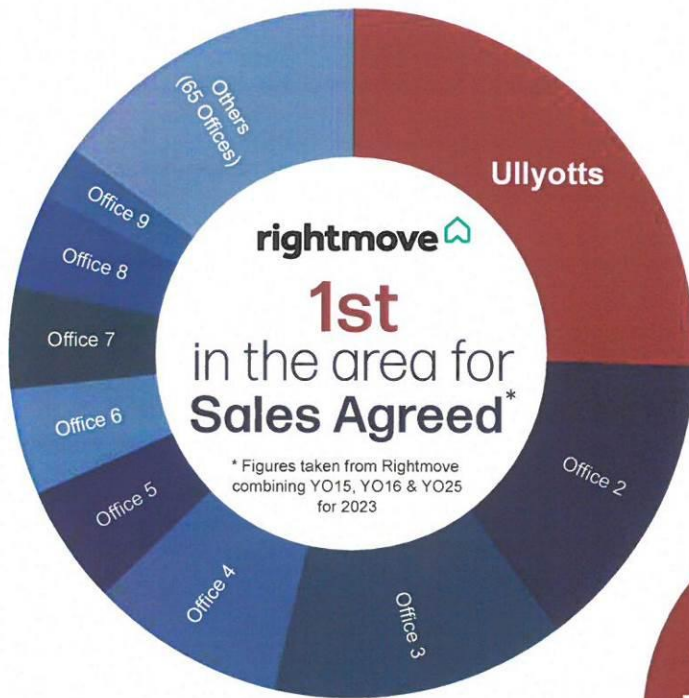


Second Floor

Approx. 25.4 sq. metres (273.1 sq. feet)



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Don't just take our word for it... See the above Rightmove pie chart.
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Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



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