



14 Eastgate South
Driffield

YO25 6LR

ASKING PRICE OF

£135,000

3 Bedroom Mid Terraced House

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Lounge



3



1



1



On Road
Parking



Gas Central Heating

14 Eastgate South, Driffield, YO25 6LR

Located within convenient access of the town centre, this is a **refurbished inner-terrace house ready for immediate occupancy**. A deceptive facadé hides a surprisingly spacious range of living accommodation that includes combined lounge and dining room as well as a re-fitted kitchen on the ground floor. The first floor includes two main bedrooms with an additional third bedroom from one of these rooms. In our opinion, this allows the purchaser to create either a dedicated infants room or master bedroom with dedicated dressing room or even office leading off.

A particular feature of the property is the enclosed rear garden that, unlike many other properties, is totally private and can be secured. There is also a useful outbuilding.

In summary, this is a great property for first time buyers as well as potentially small families, or simply those wishing to have good quality accommodation ready to move into.

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.

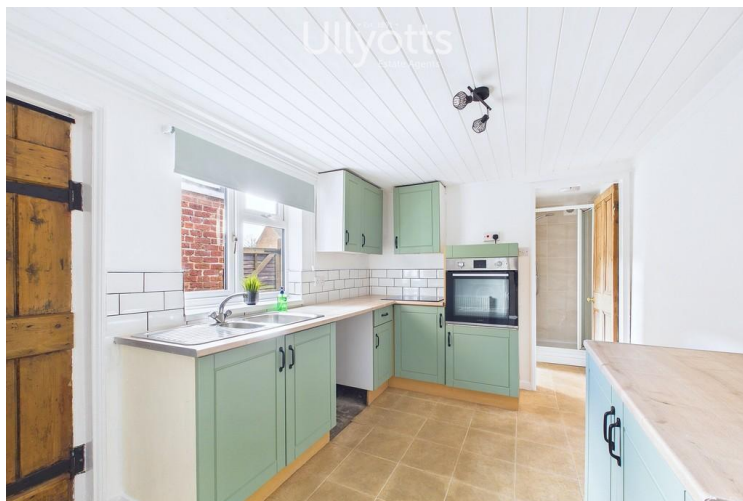
Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Lounge



Kitchen



Bathroom

Accommodation

FRONT ENTRANCE

Into:

LOUNGE/DINING ROOM

19' 11" x 13' 4" (6.08m x 4.07m)

(Formerly two rooms, now combined) Both having a feature fireplace. The front room has provision for an open fire.

Staircase leading off with pine door and stripped pine alcove cupboard for storage. Radiator.

KITCHEN

11' 8" x 8' 3" (3.56m x 2.53m)

With range of kitchen units fitted along two walls including base and wall mounted cupboards, one and a half bowl sink with base cupboard beneath. Integrated appliances include electric oven and hob. Space and plumbing for an automatic washing machine and space for a fridge/freezer. Ceramic tiled floor and cladded ceiling. Door to the rear. Double panelled radiator.

BATHROOM

5' 8" x 2' 4" (1.73m x 0.72m)

With shower enclosure, having a mains shower connected, low level WC, panelled bath and pedestal wash hand basin. Half tiling around the bath and basin/WC area. Fully tiled to the shower area and ceramic tiled floor. Radiator.

FIRST FLOOR

BEDROOM 1

12' 4" x 10' 2" (3.76m x 3.11m)

With rear facing window and built-in cupboard housing the gas fired boiler. Radiator.

Direct access into:

BEDROOM 2/DRESSING ROOM

18' 1" x 8' 3" (5.52m x 2.54m)

With rear and side facing windows. Radiator.

In our opinion, these two rooms can be combined effectively to create a luxury bedroom suite, if required.

BEDROOM 3

13' 6" x 9' 3" (4.13m x 2.84m)

With front facing window and ornate fireplace.

OUTSIDE

The property stands flush to the pavement. There is a side passage which grants access to the subject property and adjacent property only and, as such, Number 14 enjoys a private and enclosed rear garden. The garden itself is



Bathroom



Bedroom 1



Bedroom 2/Dressing Room



Bedroom 3

surprisingly large, being on a corner plot. It includes a quarry tiled patio, shaped lawned area and side planted borders. There is also a useful outhouse.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX

Band A.

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.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



Outside



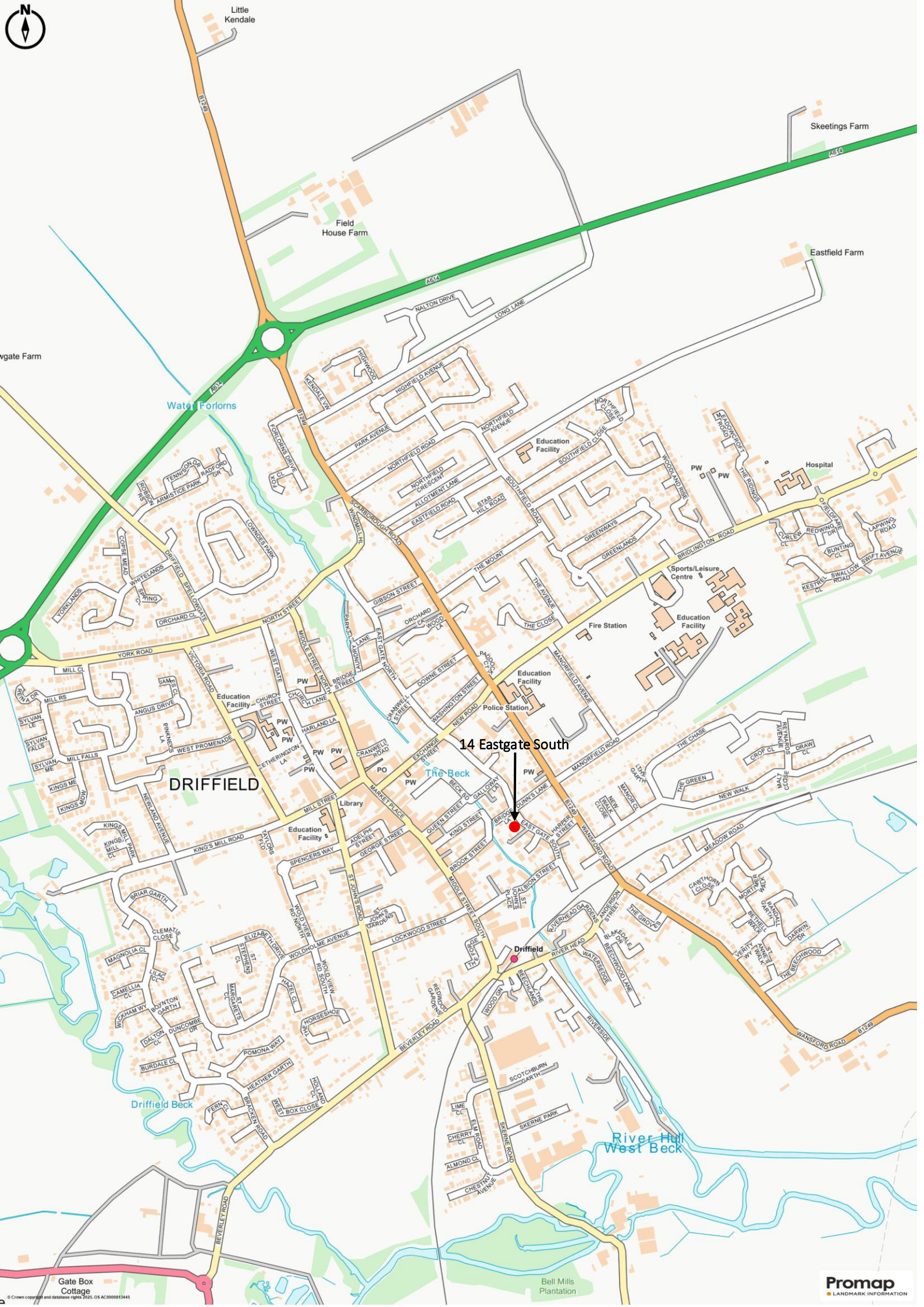
Outside



Rear Elevation

The digitally calculated floor area is 74 sq m (793 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

gate Farm

Hospital

DRIFFIELD

14 Eastgate South

The Beck

Driffield Beck

River Hull West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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