



115 Westgate
Drifffield
YO25 6TA

ASKING PRICE OF

£110,000

2 Bedroom Mid Terraced House



Garden



2



1



1



On Road
Parking



Gas Central Heating

115 Westgate, Driffield, YO25 6TA

A competitively priced inner terrace house conveniently situated for access into the town centre, being an excellent entry level house, ideal for first time buyers but may be also of interest to those buyers wishing to scale down or even as an investment property.

The accommodation on offer is well maintained and includes lounge with separate kitchen on the ground floor plus master bedroom, dressing room/study, plus separate shower room on the first floor.

The property is centrally heated as well as being double glazed and offers a good sized expanse of garden to the rear which has a sunny west facing aspect.

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



Kitchen



Bedroom 1



Office/Dressing Room

Accommodation

MAIN ENTRANCE

Into:

LOUNGE 11' 4" x 10' 0" (3.46m x 3.07m)

With fireplace housing a gas living flame fire. Exposed timber skirting board and architrave. Radiator. Cottage style door leading into:

KITCHEN 9' 1" x 8' 11" (2.78m x 2.73m)

Fitted along three walls including base and wall mounted cupboards with a wood block effect worktop. Integrated appliances include electric oven plus electric hob. Space and plumbing for automatic washing machine. Breakfast bar area with inset sink and swan neck mixer tap.

Staircase leading off to the first floor and door leading to the exterior.

LANDING 5' 0" x 3' 9" (1.54m x 1.15m)

BEDROOM 1 10' 3" x 10' 0" (3.13m x 3.06m)

With front facing window and built in double wardrobe having pine doors. Radiator.

OFFICE/DRESSING ROOM [or small single bedroom] With front facing window and exposed timber skirting board. Radiator.

SHOWER ROOM 5' 7" x 3' 6" (1.72m x 1.09m)

With shower enclosure, low level WC and wash hand basin.

OUTSIDE

The property is built flush to the pavement. There is a pedestrian right of access both ways to the rear of the property in favour of adjacent houses beyond which there is an enclosed area of predominantly lawned garden. The garden also features a brick outbuilding plus timber shed.

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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.

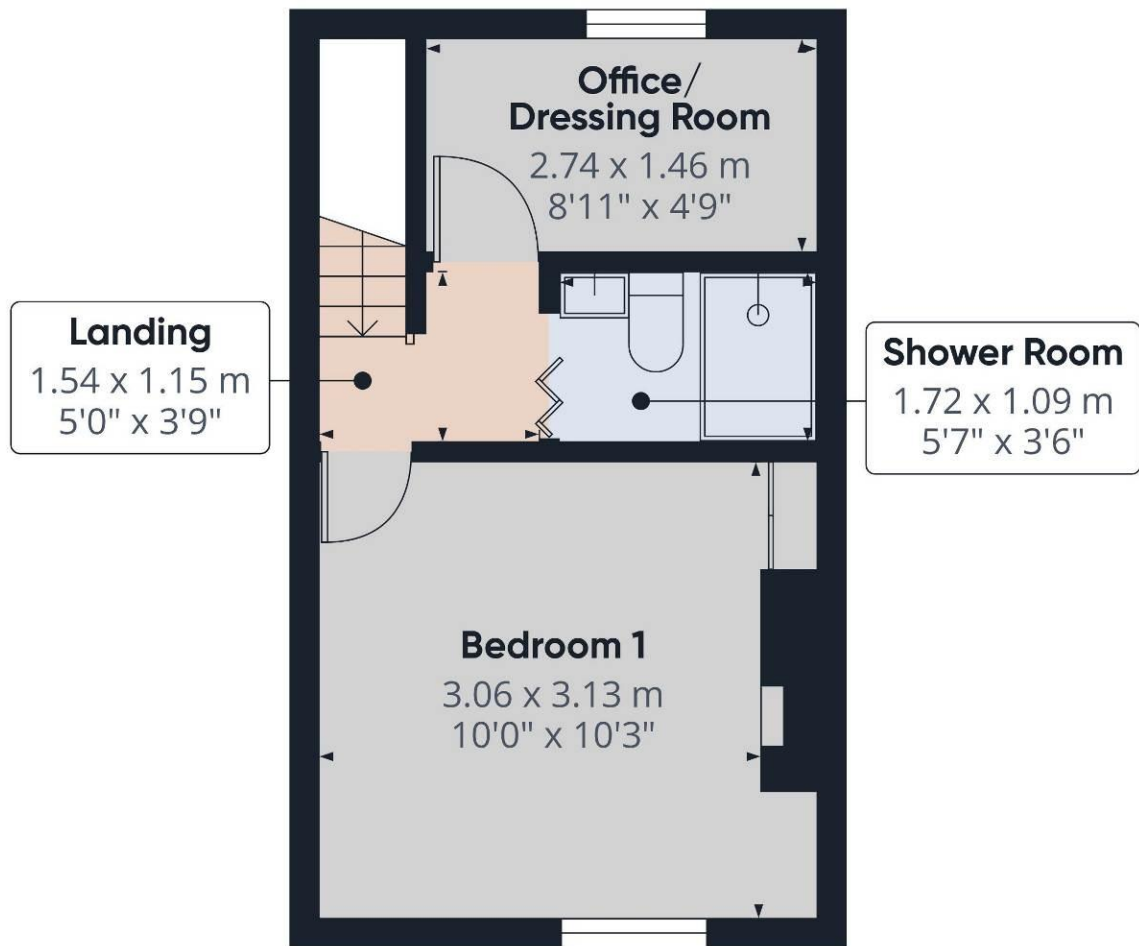
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 -Option 1.

Regulated by RICS

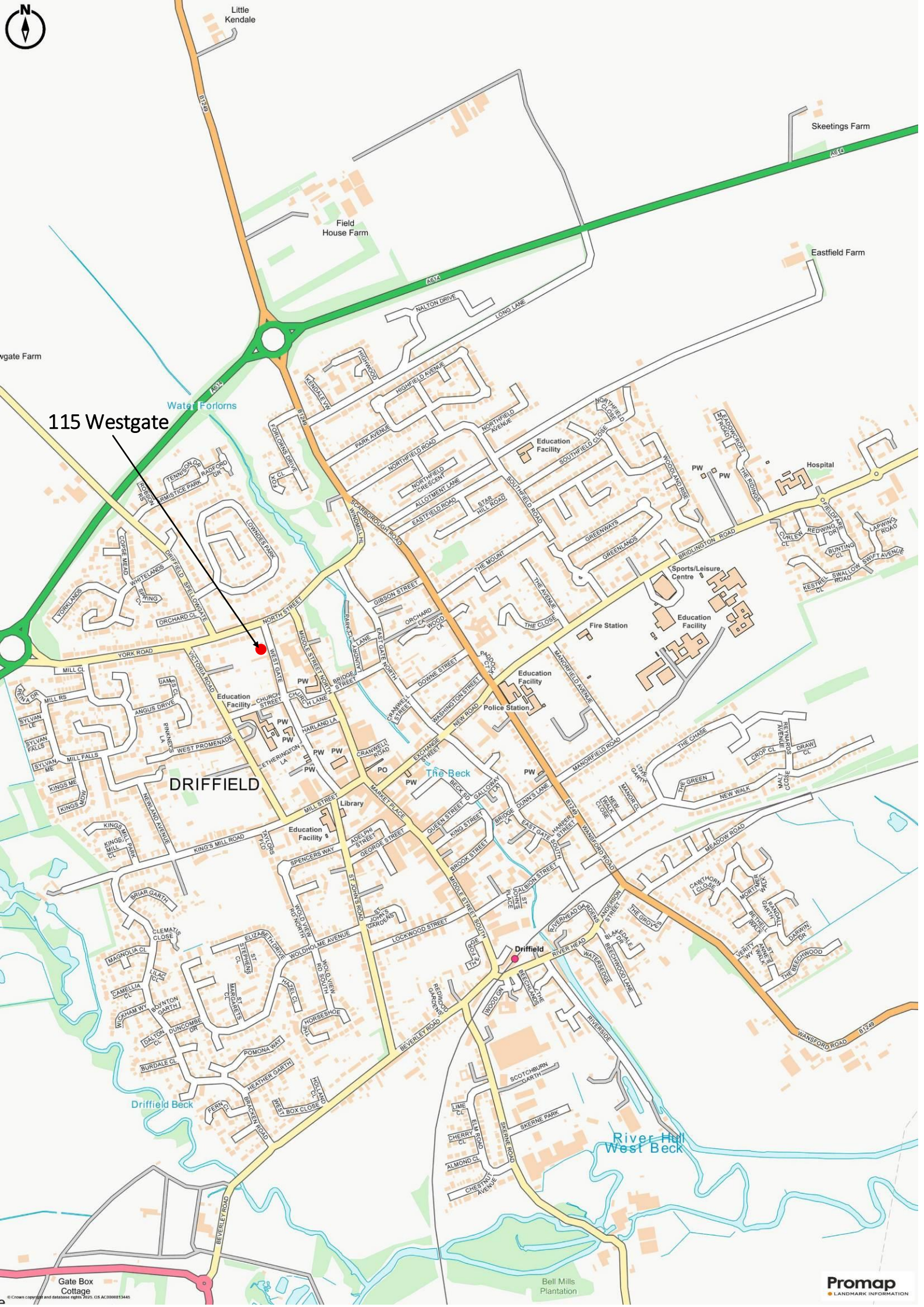
The digitally calculated floor area is 38 sq m (404 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Floor 1





115 Westgate

DRIFFIELD

Gate Box Cottage

Promap
LANDMARK INFORMATION

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