



86 Westgate
Driffield, East Yorkshire YO25 6TA
Price £120,000

WP WOOLLEY
& PARKS

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*** IDEAL STARTER HOME OR INVESTMENT OPPORTUNITY *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This deceptively spacious property has more to offer than first glance suggests. Having been lovingly owned and in parts updated this sizeable property is light and inviting throughout. Open plan lounge/dining room, fitted kitchen and rear lobby all to the ground floor with two generous bedrooms and modern fitted shower room to first floor with the added benefit of a further loft space to second floor. Externally the property boasts enclosed garden and rear patio area. Situated within the heart of the popular market town of Driffield with local amenities just a stones throw away including a wide variety of shops, cafes, restaurants, schools, sports facilities and much more. With no onward chain, double glazing and gas central heating throughout, this period home is sure to be in high demand, so early viewings recommended.

Lounge/Dining Room 22'6" x 12'3" (6.87m x 3.74m)

Open plan lounge/dining room with double glazed window and external door to front elevation, feature living flame electric fire set on a tiled hearth creates a focal point to the room with attractive fitted coving, central heating radiator and fitted carpets.

Kitchen 14'3" x 11'2" (4.35m x 3.41m)

Generous sized kitchen fitted with a comprehensive range of wall, base and drawer units in a light beech wood effect finish with contrasting roll top work surfaces and tiled splash backs, inset single bowl stainless steel sink unit with drainer and mixer tap over, integrated double oven, four ring ceramic hob and fitted extractor plus ample space and plumbing for free standing appliances, matching fitted breakfast bar, double glazed window to rear elevation, tiled effect vinyl flooring, fitted coving and central heating radiator.

Rear Lobby 4'8" x 3'5" (1.44m x 1.05m)

Double glazed external door to the rear elevation, partially tiled walls and vinyl flooring.

First Floor Landing 11'7" x 5'4" (3.55m x 1.64m)

With fitted carpets.

Main Bedroom 10'3" x 10'9" (3.13m x 3.29m)

Spacious and naturally light with double glazed window to front elevation, fitted coving, central

heating radiator, built in storage and fitted carpets.

Bedroom Two 11'4" x 10'11" (3.46m x 3.34m)

A further good sized double bedroom with double glazed window to rear elevation, fitted coving, central heating radiator and fitted carpets.

Shower Room 9'6" x 6'3" (2.91m x 1.92m)

Updated shower room comprising double length wet walled shower cubicle with mains powered shower over and full length glass screen, low flush w/c and vanity style unit incorporating hand wash basin and storage, additional double door built in storage cupboard, partially tiled walls, fitted coving, central heating radiator and vinyl flooring.

Second Floor

Fitted carpets

Loft Room 9'8" x 5'8" (max) (2.96m x 1.74m (max))

Usable loft space with double glazed window to rear elevation, eaves storage and fitted carpets.

External

Generous sized low maintenance garden to the rear with paved patio, part walled and fenced surround and gated access.

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band A

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

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.

Draft Details:

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

Virtual Viewing/Videos

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 physical viewing. We accept no liability for the contents/omissions 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



Floor 1



Floor 2



Approximate total area[®]
 901.25 ft²
 83.73 m²

Reduced headroom
 31.7 ft²
 2.94 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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

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

