



13 Northfield Avenue  
Drifffield  
YO25 5EX

ASKING PRICE OF

**£175,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden



3



1



1



Off Road  
Parking



Gas Central Heating

## 13 Northfield Avenue, Driffield, YO25 5EX

Quite simply, this is a great family-sized home in an established setting within convenient access of all local schools and facilities.

The property provides three bedroom accommodation together with front facing lounge and breakfast style kitchen with French doors leading out onto the rear garden. There is vehicle access to the front, with parking, whilst to the rear is an enclosed area of garden.

The property provides gas fired central heating as well as uPVC double glazing throughout and represents excellent value for money!

### 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.





Kitchen



Entrance Hall



Lounge



Bedroom

## Accommodation

### ENTRANCE HALL

With straight flight staircase leading off to the first floor.  
Radiator.

### LOUNGE

12' 8" x 12' 7" (3.88m x 3.84m)

With front facing window and built-in fireplace. Coved ceiling.  
Radiator.

### BREAKFAST KITCHEN

19' 1" x 9' 4" (5.84m x 2.85m)

Fitted with a range of base and wall mounted cupboards along with worktops and breakfast bar, stainless steel sink with base cupboard beneath, gas hob with electric oven, double panelled radiator and French doors onto the rear garden.

### LANDING

### BEDROOM 1

12' 7" x 10' 7" (3.84m x 3.23m)

A light and airy front facing room with built-in wardrobes.  
Radiator.

### BEDROOM 2

12' 7" x 9' 4" (3.85m x 2.86m)

With rear facing window and built-in wardrobes. Radiator.

### BEDROOM 3

9' 5" x 8' 4" (2.89m x 2.56m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath having a shower over, low-level WC and wash hand basin. Radiator.

### OUTSIDE

The property stands back from the road behind a front forecourt which provides vehicle access and parking for two vehicles. To the rear of the property is an enclosed area of garden.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 87 square metres.

### CENTRAL HEATING

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



Bedroom



Bedroom



Bathroom



Garden

**DOUBLE GLAZING**

The property benefits from uPVC 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 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.

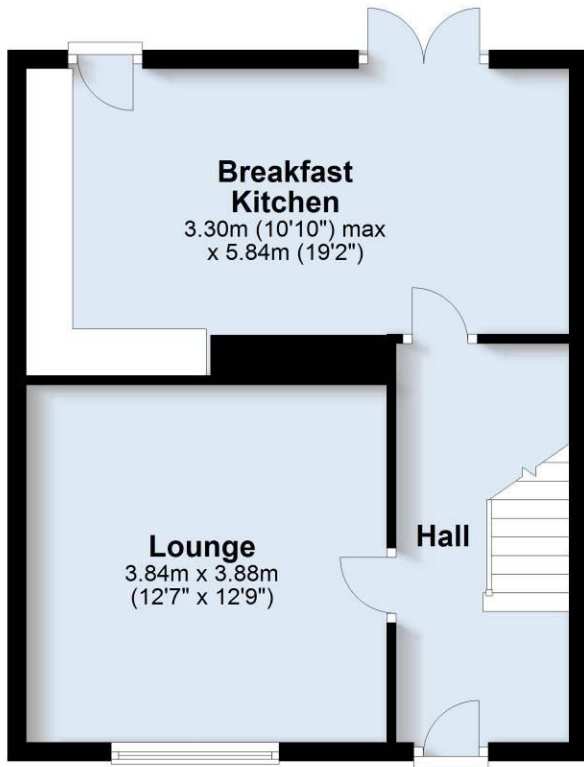
Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),  
is approximately 87 sq m

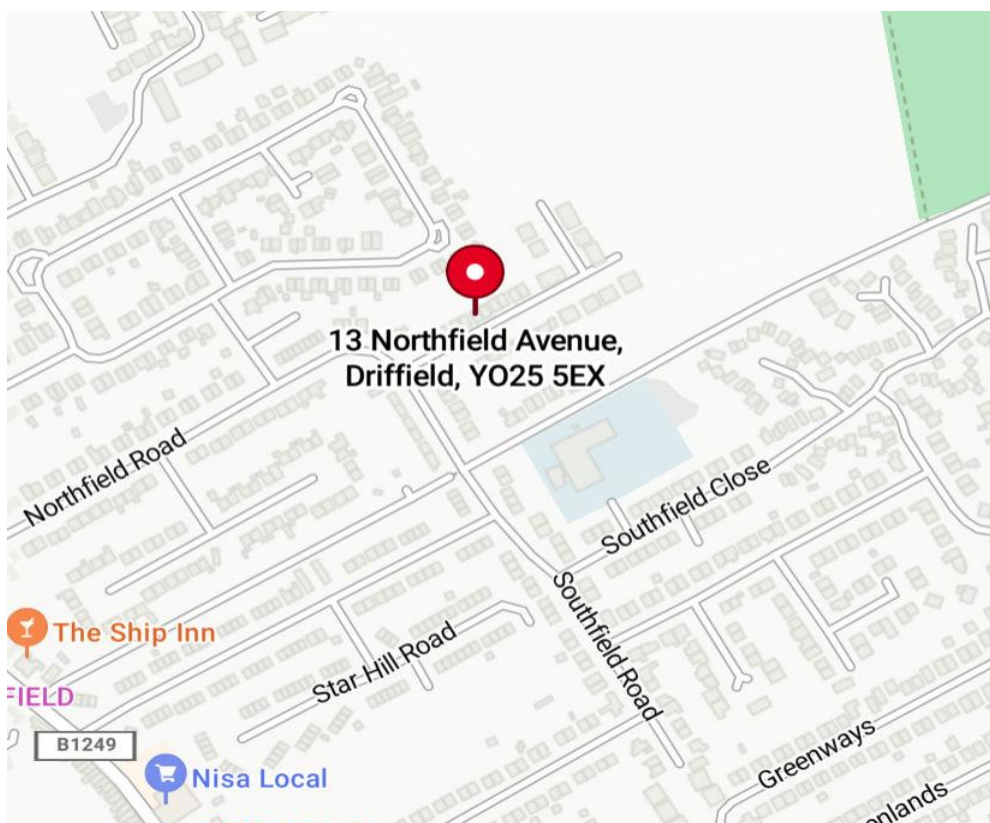
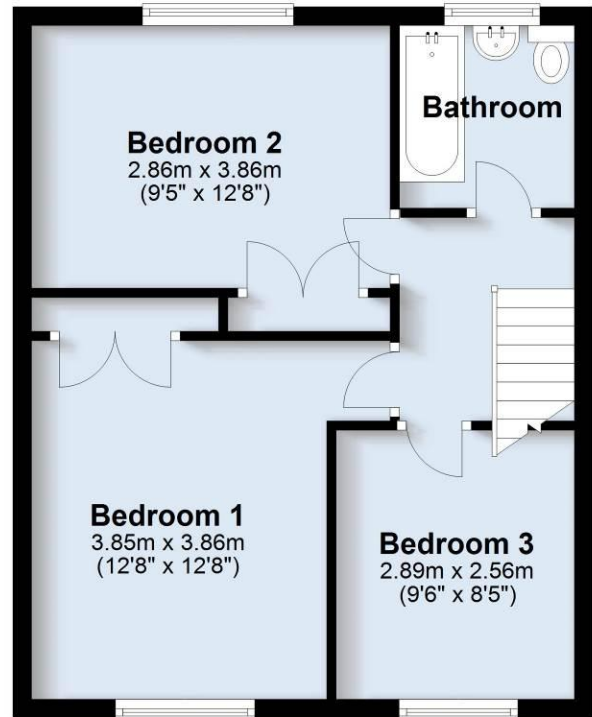
### Ground Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



### First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)





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**We will never be  
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Established in 1891, Ulllyotts know the local market.
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Experienced sales teams who live locally and know the area.
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Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



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