



113 Milner Avenue
Drifffield
YO25 5DE

ASKING PRICE OF

£297,500

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Day Room/Kitchen

 4
  2
  2
  Off Road Parking
  Gas Central Heating

113 Milner Avenue, Driffield, YO25 5DE

A very smart detached residence by award-winning developers Bellway Homes which benefits from a wealth of quality upgrades, from purchase, including quality fixtures and fittings and flooring, wardrobes and externally the developers 'premium foliage' package in the front garden making the house stand out from its neighbours!

The accommodation on offer includes entrance hall plus front facing lounge with perhaps the main focal point of the ground floor being an open plan dayroom with kitchen opening out onto the rear garden. The master bedroom includes a range of wardrobes and en-suite and there are three further bedrooms plus house bathroom.

The rear garden is worthy of mention, this being enclosed and having a good degree of privacy but also having a superb sunny 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.



Entrance Hall



Lounge



Day Room



Day Room/Kitchen

Accommodation

ENTRANCE HALL

With fitted laminate flooring and staircase leading up to the first floor. Radiator.

LOUNGE

15' 6" x 10' 2" (4.73m x 3.12m)

With fitted media centre, radiator and front facing window.

DAY ROOM/KITCHEN

26' 2" x 10' 6" (8m x 3.21m)

Comprehensively fitted with a wealth of modern kitchen units including base and wall mounted cupboards, one and a half bowl stainless steel sink with base cupboards beneath, integrated appliances include AEG double oven, concealed fridge freezer and space and plumbing for automatic washing machine. Attractive portrait window onto the rear garden and mock panelled walls in the day room area. French doors leading out onto the garden. Radiator.

FIRST FLOOR

LANDING

MASTER BEDROOM

13' 8" x 10' 4" (4.18m x 3.17m)

With front facing window and fitted range of wardrobes along one wall. Radiator.

EN-SUITE

With shower enclosure and low-level WC plus half pedestal wash hand basin. Radiator.

BEDROOM 2

13' 5" x 8' 6" (4.1m x 2.6m)

With front facing window. Radiator.

BEDROOM 3

10' 5" x 9' 10" (3.2m x 3.02m)

With rear facing window. Radiator.

BEDROOM 4

9' 5" x 6' 10" (2.89m x 2.09m)

With rear facing window. Radiator.

BATHROOM

With suite comprising panelled bath, low level WC and wash hand basin. Radiator.



Kitchen



Master Bedroom



En-suite



Bedroom

OUTSIDE

The property is set back from the road and an attractive expanse of front garden. There is a front drive which provides vehicle parking for two vehicles and also leads to a single attached garage.

To the rear of the property is an enclosed area of garden and patio.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 113 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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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



Bedroom



Bedroom



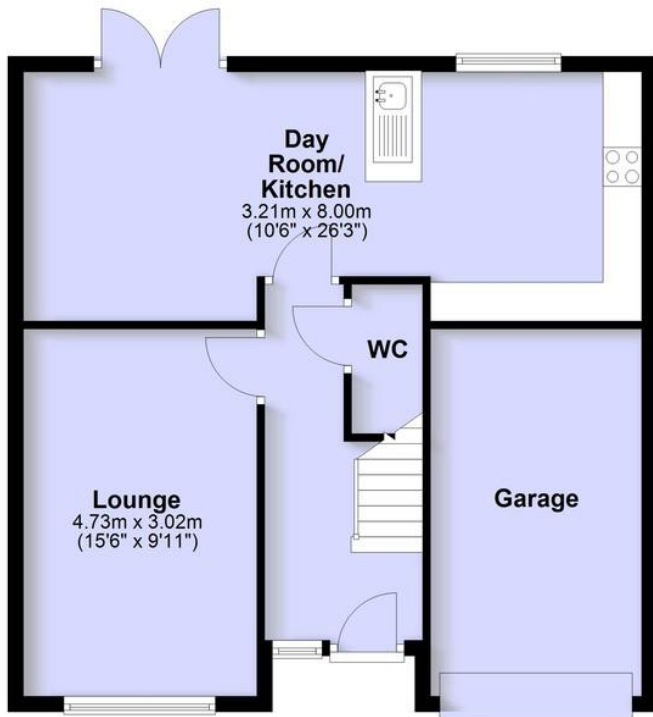
Bathroom



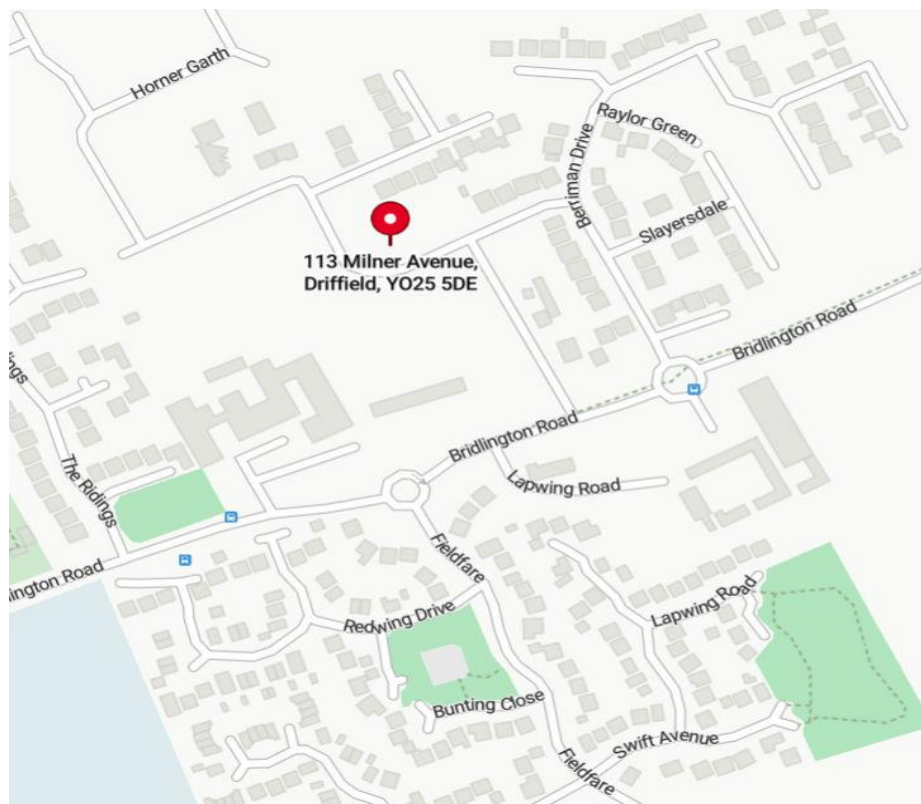
Rear Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 113 sq m

Ground Floor



First Floor



Why Choose Ulllyotts?



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beaten on fees!**

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Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
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.

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