



25 Park Avenue  
Driffield  
YO25 5EW

ASKING PRICE OF

**£195,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation



3



2



1



Off Road  
Parking



Gas Central Heating

## 25 Park Avenue, Driffield, YO25 5EW

**With its customised interior which includes reclaimed interior doors, stripped floorboards and log burning stove, you would be forgiven for thinking that this distinctive home is older than it actually is.**

The rather modest façade of the house hides a wealth of character features which can only be fully appreciated upon an internal viewing!

The house has also been extended to the rear which provides a useful additional reception space.

The accommodation includes entrance lobby, lounge, fitted kitchen with dining area off, three bedrooms and house bathroom.

**Externally, there are front and rear gardens plus off-street parking via a side drive.**

The property is situated in the first part of Park Avenue which is relatively convenient for access into the town centre, as well as local schools and shops.

### 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



Dining Room



Bedroom

## Accommodation

### ENTRANCE LOBBY

### ENTRANCE HALL

With staircase leading off to the first floor.

### LOUNGE

14' 2" x 11' 10" (4.33m x 3.63m)

With front facing window and exposed floorboards, feature fireplace with full chimney having a solid fuel stove in situ. Stripped pine interior doors enhance this room and give access to the further accommodation. Radiator.

### KITCHEN

15' 1" x 10' 6" (4.60m x 3.22m)

Having been re-fitted with a range of contemporary kitchen units including base and wall mounted cupboards along with worktops. Ceramic sink and integrated electric hob with electric double oven. Integrated washing machine and fitted laminate flooring.

Opening into:

### DINING ROOM

10' 5" x 9' 1" (3.18m x 2.79m)

With French doors leading onto the garden.

### FIRST FLOOR

### LANDING

With large built-in storage cupboard, coved ceiling and stripped pine doors leading off to the principal rooms.

### BEDROOM 1

12' 2" x 8' 11" (3.71m x 2.73m)

With front facing window and built-in range of wardrobes. Coved ceiling. Radiator.

### BEDROOM 2

10' 6" x 8' 11" (3.21m x 2.73 [max] m)

With rear facing window. Coved ceiling. Radiator.

### BEDROOM 3

7' 10" x 6' 1" (2.41m x 1.86m)

With front facing window. Coved ceiling. Radiator.

### BATHROOM

With traditionally styled suite comprising bath with shower head over, low level WC and pedestal wash hand basin. Heated towel radiator.





Bedroom



Bedroom



Bathroom



Garden

**OUTSIDE**

The property stands back from the road behind a front garden. There is a side drive which provides off-street parking. The side drive extending down to the rear of the house itself. To the rear of the property is an area of garden featuring lawn, paved area and shed.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 82 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 B.

**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**

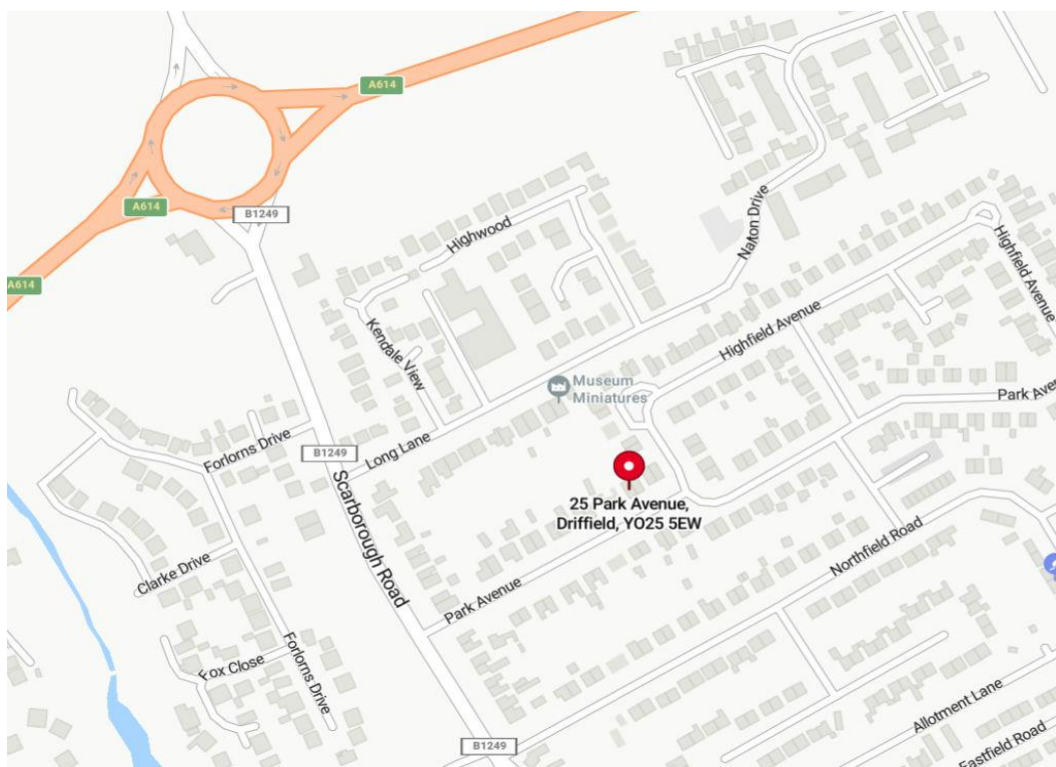
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 82 sq m



25 Park Avenue, Driffield







# Why Choose Ulllyotts?



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# ■ Ulllyotts ■

EST 1891



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