



33 Park Avenue
Driffield

YO25 5EN

ASKING PRICE OF

£175,000

2 Bedroom Semi detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Off Road
Parking



Gas Central Heating

33 Park Avenue, Driffield, YO25 5EN

An established semi-detached bungalow located within a popular residential setting and one which certainly offers excellent value for money! Having been re-decorated and upgraded to include new carpets and a re-fitted bathroom, this property may well appeal to a varied range of buyers from first-time buyers upwards.

The property benefits from a recently installed boiler and also has a rear facing conservatory. The rear garden is fairly extensive and has the potential to create something really special.

In summary, this is a light and airy property which could very easily be made into a lovely home together with attractive gardens.

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



Kitchen



Bedroom

Accommodation

ENTRANCE HALL

LOUNGE

14' 0" x 11' 3" (4.27m x 3.45m)

With front facing window. Radiator.

KITCHEN

11' 8" x 8' 3" (3.56m x 2.54m)

Fitted with a range of base and wall mounted cupboards along with worktops and incorporating a stainless steel sink. Space and plumbing for automatic washing machine. Radiator.

BEDROOM 1

12' 7" x 8' 3" (3.86m x 2.54m)

With rear facing window and built in double wardrobe.

Radiator.

BEDROOM 2

10' 0" x 8' 7" (3.05m x 2.62m)

With front facing window built-in double and single wardrobes.

Radiator.

BATHROOM

Recently re-fitted with a white suite incorporating panelled bath with shower over, pedestal wash basin and low-level WC.

CONSERVATORY

Offering views over the garden.

OUTSIDE

The property stands back from the road behind a front facing garden which is predominantly gravelled. There is a concrete side drive which provides vehicle access and parking. To the rear is a good-sized expanse of garden which is established, predominantly laid to lawn and also having mature shrubbery.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 56 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



Bedroom



Bathroom



Conservatory



Garden

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

WHAT'S YOURS WORTH?

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VIEWING

Strictly by appointment with Ulllyotts.

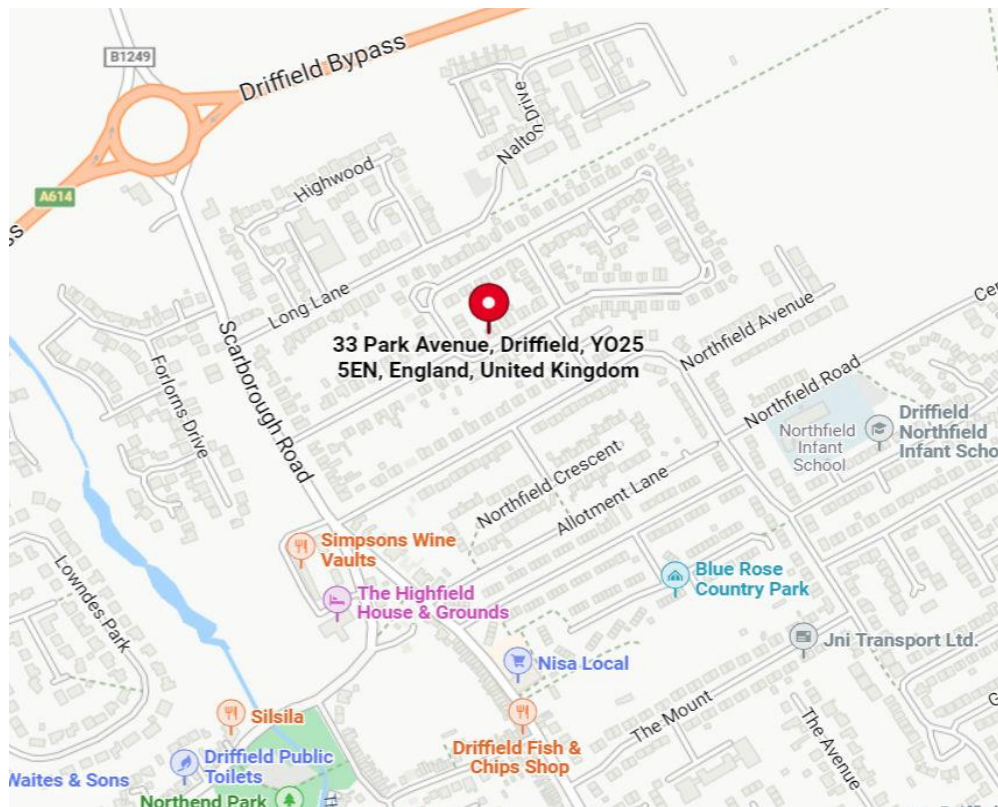
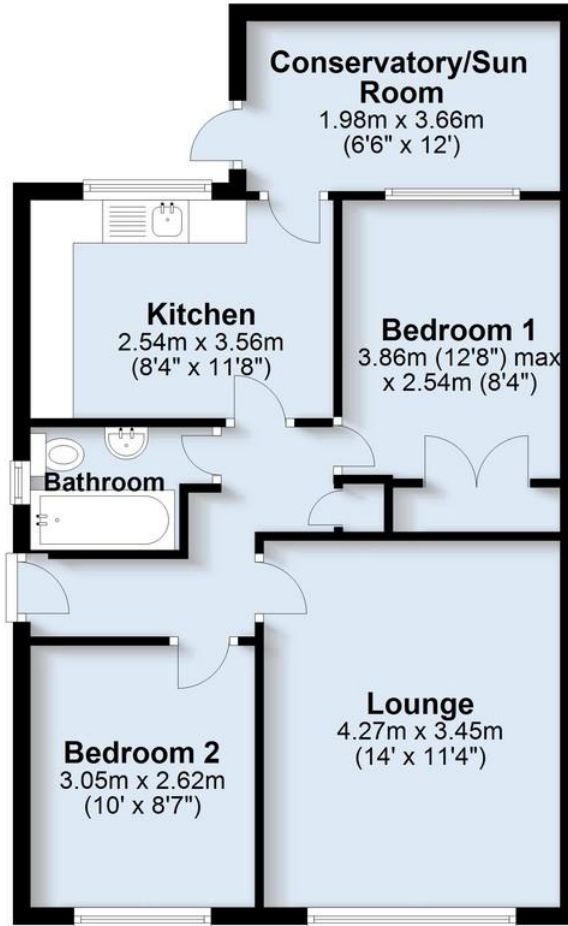
Regulated by RICS



Rear elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 56 sq m

Ground Floor



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Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
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