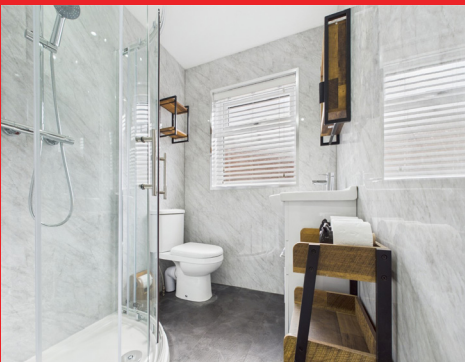
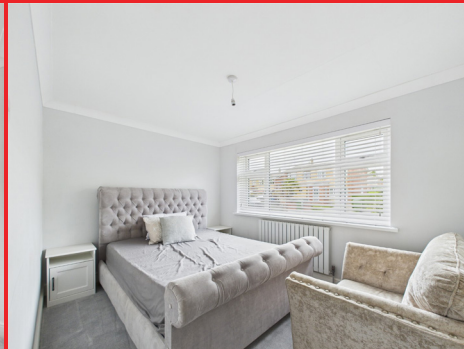


**Guide Price**  
**£190,000**

**14 Highfield Avenue,  
Driffield, YO25 5EP**



**SERVICES**

Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





# 14 Highfield Avenue, Driffield, YO25 5EP

## DESCRIPTION

Brought to the market with no onward chain, 14 Highfield Avenue is a spectacular two bedroom semi-detached bungalow. Having gone through a full renovation, the property now offers modern living flooded with natural light throughout. Benefitting from a south facing garden and located in a sought after part of Driffield, this is a property not to miss!

The property briefly comprises:- entrance hall, kitchen, lounge, two bedrooms, shower room, garden to the rear, detached single garage and off street parking.

## LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



## THE ACCOMMODATION COMPRISES:-

**ENTRANCE HALL- 11'5 (3.50m) x 6'10 (2.10m)**

Door to the side aspect, coving, built in storage cupboard, laminated flooring, radiator and power points. There is also access to the loft.

**KITCHEN- 8'9 (2.67m) x 10'2 (3.10m)**

Brand new modern kitchen with window to the rear aspect, coving, cupboard housing the gas boiler, a range of shaker wall and base units, one and a half sink with drainer unit, slimline integrated dishwasher, integrated fridge/freezer and washing machine, electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

**LOUNGE- 11'3 (3.44m) x 13'11 (4.26m)**

Beautifully appointed and presented living space over looking the garden with sliding doors to the rear aspect, coving, laminated flooring, radiator, TV point and power points.

**BEDROOM ONE- 8'5 (2.57m) x 12'9 (3.91m)**

Double bedroom with window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

**BEDROOM TWO- 11'7 (3.54m) x 8'5 (2.58m)**

Window to the front aspect, coving, fitted carpets, radiator and power points.

**SHOWER ROOM- 8'4 (2.55m) x 5'1 (1.57m)**

Opaque window to the side aspect, inset spotlights, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

## GARDEN

South facing garden which is mainly laid to lawn, patio area to the immediate rear, hedging and planted shrubs, partially fenced with side access to the front of the property.

## GARAGE

Single detached garage with up and over door.

## PARKING

Off street parking for multiple cars.