



**Guide Price
£245,000**

**24 Newland Avenue,
Driffield, YO25 6TX**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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 'C'.

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.





24 Newland Avenue, Driffield, YO25 6TX

NO ONWARD CHAIN! 24 Newland Avenue is a three bedroom detached bungalow which is brought to the market in good condition. There is also scope for any potential buyer to put their own stamp on it and make it their own. The property benefits from being a short walk to town and is in a popular, quiet, residential area.

The property briefly comprises:- entrance hall, kitchen, lounge, hallway, three bedrooms, family bathroom, rear garden, detached 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- 4'11 (1.51m) x 3'1 (0.95m)

Door to the front aspect, coving, built in storage cupboard, fitted carpets and telephone point.

KITCHEN- 9'8 (2.96m) x 13'2 (4.02m)

Door to the side aspect, window to the front aspect, coving, boiler, tiled splash back, a range of wall and base units, sink with drainer unit, fridge/freezer, washing machine, dryer, oven with gas hob, extractor hood, vinyl flooring, radiator and power points.

LOUNGE- 21'8 (6.62m) x 10'2 (3.12m)

Window to the front and side aspect, coving, gas fireplace, fitted carpets, radiator, TV point and power points.

HALLWAY- 5'10 (1.80m) x 2'9 (0.85m)

Coving, fitted carpets and access to the loft.

BEDROOM ONE- 13'9 (4.20m) x 8'9 (2.68m)

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

BEDROOM TWO- 10'10 (3.30m) x 9'10 (3.01m)

Double bedroom with window to the rear aspect, coving, fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM THREE- 7'1 (2.16m) x 8'5 (2.57m)

Window to the side aspect, coving, cupboard housing the water tank, fitted carpets, radiator and power points.

BATHROOM- 6'3 (1.91m) x 5'2 (1.60m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment, vinyl flooring, radiator and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear, planted shrubs and trees with gated side access.

DETACHED SINGLE GARAGE

Up and over door, power and lighting.

PARKING

Off street parking for two cars.

