



1 Newland Avenue
Driffield

YO25 6TX

ASKING PRICE OF

£385,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Dayroom/Dining/Kitchen



3



2



1



Garage & Off
Road Parking



Gas Central Heating

1 Newland Avenue, Driffield, YO25 6TX

An established detached house situated in a well-regarded, prime location of Driffield, within level walking distance of the town centre. Having been comprehensively updated by the seller since purchase. This is a home which is ready for immediate occupancy and offers spacious rooms which include attractive lounge, open plan dayroom with comprehensively fitted kitchen area featuring dual ovens, central island area with hob.

There are three first floor bedrooms plus house bathroom.

Externally, there is off-street parking to the front which leads to a single garage. The gardens to the rear are extensive and mature, being predominantly laid to lawn whilst also having an Indian stone patio immediately to the rear of the house.

This really is a rare opportunity to purchase such a property in what is a very prominent setting, being highly regarded in Driffield, convenient for access into the town itself plus nearby leisure facilities which include the Recreation Club and Bowls Club.

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



Day Room

Accommodation

ENTRANCE HALL

With staircase leading off to the first floor and original hardwood herringbone flooring. Radiator.

CLOAKROOM/WC

With low level suite.

LOUNGE

19' 10" x 11' 10" (6.06m x 3.62m)

An exceptionally light and airy room with front facing bay window, two side windows and feature bi-folding doors to the rear leading out onto a patio. Coved ceiling and attractive fireplace with fire in situ. Radiator.

DAY ROOM/DINING/KITCHEN

16' 7" x 10' 2" (5.06m x 3.10m)

plus (4.20m x 3.23m)

An exceptional, open plan room offering views onto the garden and featuring a very spacious dining/dayroom which gives way to an exceptionally well appointed kitchen area.

The kitchen features a wealth of contemporary fitted cupboards including base cupboards with worktop over and wall mounted cupboard to match plus central island featuring an electric hob. Dual electric ovens and inset sink. Integrated fridge and freezer. Inset lighting. Radiator.

REAR LOBBY

With exterior door and door leading in to the garage.

FIRST FLOOR

LANDING

Giving access to all principal rooms and featuring a large storage cupboard.

BEDROOM 1

11' 10" x 8' 5" (3.61m x 2.58m)

With front facing bay window. Radiator.

BEDROOM 2

11' 3" x 15' 8" (3.44m x 4.79m)

With rear facing window built in wardrobes. Radiator.

BEDROOM 3

10' 0" x 8' 7" (3.05m x 2.63m)

With rear facing window. Radiator.

SHOWER ROOM

With large walk-in shower, vanity wash basin incorporating a WC. Chrome heated towel radiator. Extractor fan.



Bedroom



Outside



Garden



Garden

OUTSIDE

The property stands back from the roadside behind a front forecourt and area of garden. There is ample car parking for multiple vehicles and a single garage. To the rear of the property is an extensive area of garden that is predominantly laid to lawn whilst also having a paved patio immediately to the rear of the house.

GARAGE

There is vehicle access and parking and a single garage.

Immediately to the rear of the property is a paved patio which gives way to an extensive expanse of garden which is enclosed by a mature hedge. There is also a timber shed.

Integrated within the house are two outbuildings.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 102 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

Band D.

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.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

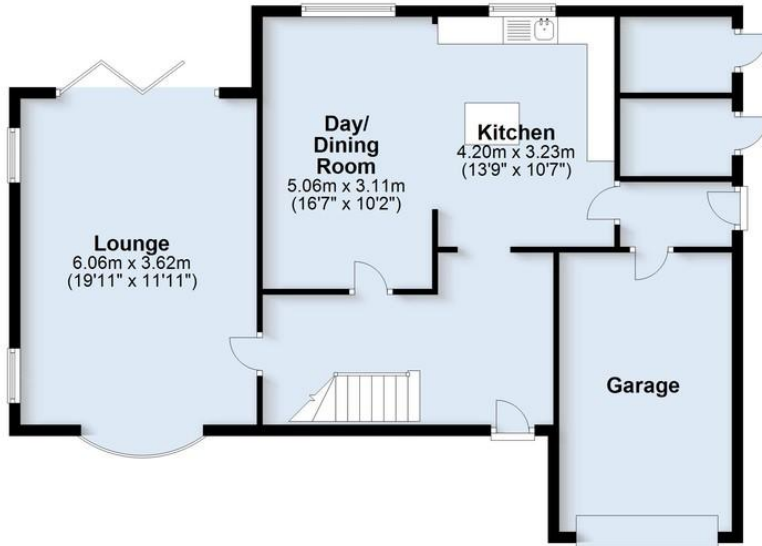


Front Elevation

The stated EPC floor area, (which may exclude conservatories),
is approximately 102 sq m

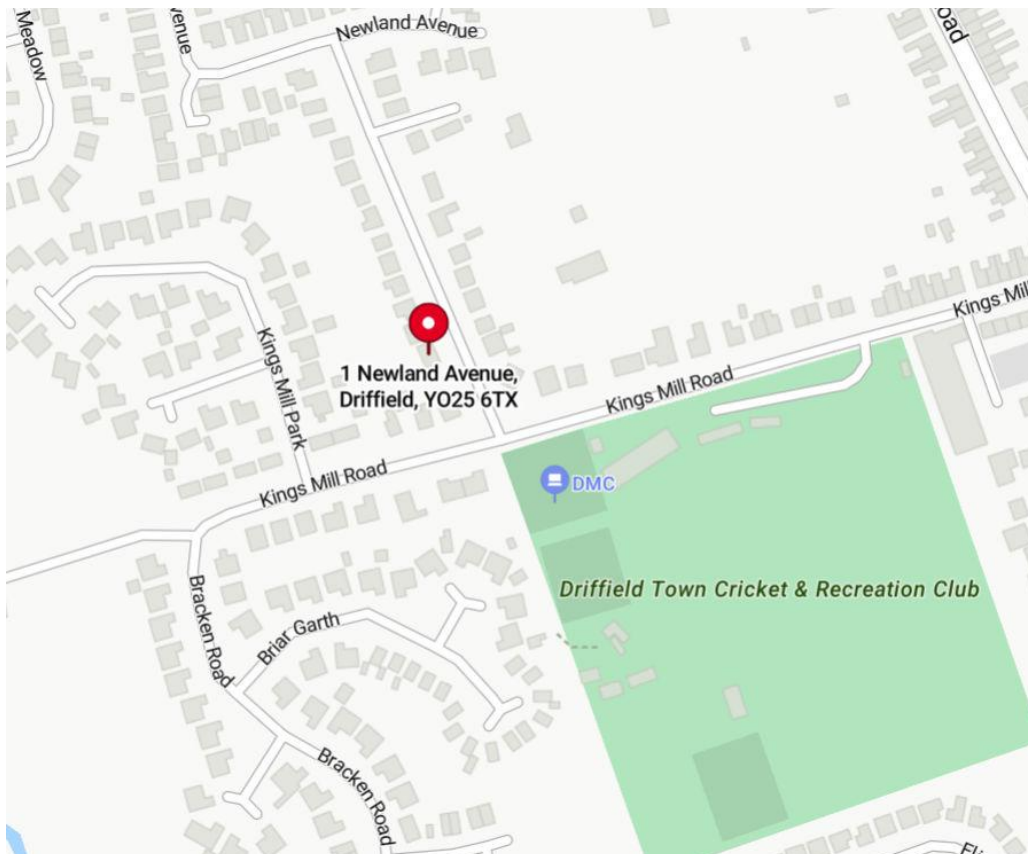
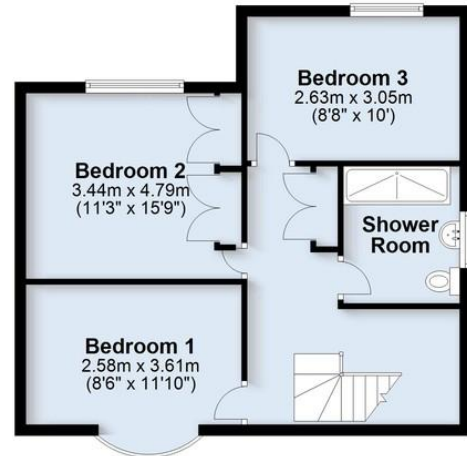
Ground Floor

Approx. 93.0 sq. metres (1001.2 sq. feet)



First Floor

Approx. 53.8 sq. metres (579.2 sq. feet)



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