



2 The Wolds  
Woldholme Avenue  
Driffield, YO25 6RD

ASKING PRICE OF

**£275,000**

3 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden with Summerhouse



3



2



1



Off Road  
Parking



Gas Central Heating

## 2 The Wolds, Woldholme Avenue, YO25 6RD

A very substantial detached house in a quite superb location being within convenient walking distance of the town centre. The property provides generously proportioned accommodation which includes three double bedrooms along with front facing lounge, separate dining room and kitchen plus ground floor cloakroom/WC.

Presented to a very good standard throughout and benefitting from contemporary internal doors, smart decoration and well fitted kitchen and bathroom, this property really does have a lot to offer!

There is off-street parking and single garage whilst to the rear, is a very attractive expanse of garden with patio and summerhouse.

A property which will, no doubt, have a wide appeal from families seeking workable family orientated accommodation which will not disappoint to simply buyers looking for a quality

home within close proximity and easy walking distance of the town centre.

### 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



Dining Room



Kitchen



Bedroom

## Accommodation

### ENTRANCE HALL

A warm and inviting entrance to the property having staircase leading up to the first floor.

### CLOAKROOM/WC

With low-level suite comprising WC and wash hand basin.

### LOUNGE

15' 8" x 11' 8" (4.8m x 3.56m)

With front facing window and feature fire surround housing an electric fire, coved ceiling, wood effect flooring.

### DINING ROOM

10' 7" x 10' 2" (3.25m x 3.1m)

With rear facing window and wood effect flooring. Coved ceiling.

### KITCHEN

10' 7" x 7' 8" (3.25m x 2.36m)

A quality fitted kitchen featuring base, drawer and wall cupboards to match, all finished in Shaker style doors. Inset sink with single drainer, space and plumbing for automatic washing machine and space for a slot in gas or electric cooker. Integrated slimline dishwasher. Coved ceiling.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10' 5" x 9' 10" (3.18m x 3m)

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

#### BEDROOM 2

14' 1" x 8' 9" (4.3m x 2.69m)

With rear facing window.

#### BEDROOM 3

10' 10" x 9' 4" (3.32m x 2.85m)

With rear facing window.

#### BATHROOM

With modern suite comprising combined vanity WC and wash hand basin, panelled bath with shower over and glass side screen plus fully tiled walls. Heated towel radiator.

#### OUTSIDE

The property is set back from the road behind a front forecourt style garden. There is a side drive which leads to an attached single garage.



Bedroom



Bathroom



Paved Patio



Summerhouse

To the rear of the property is an enclosed area of garden which is predominantly lawned with side borders. There is a paved patio and summerhouse.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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 C.

#### ENERGY PERFORMANCE CERTIFICATE

Rating C.

#### 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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

#### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

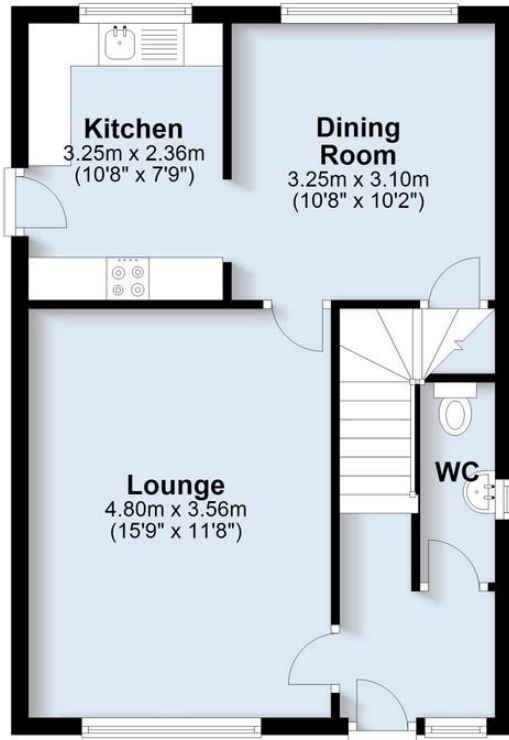


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 92 square metres.

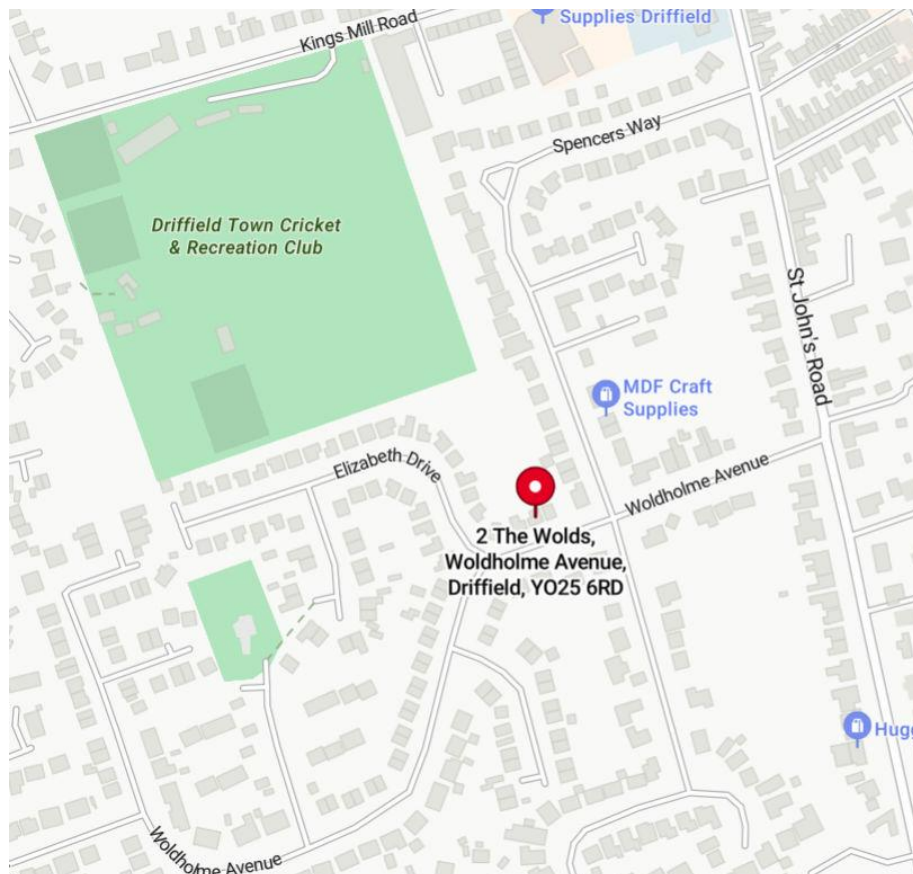
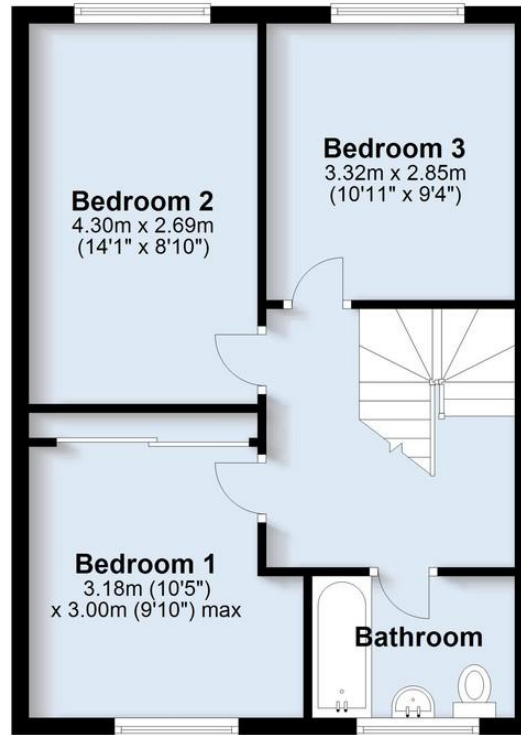
### Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)

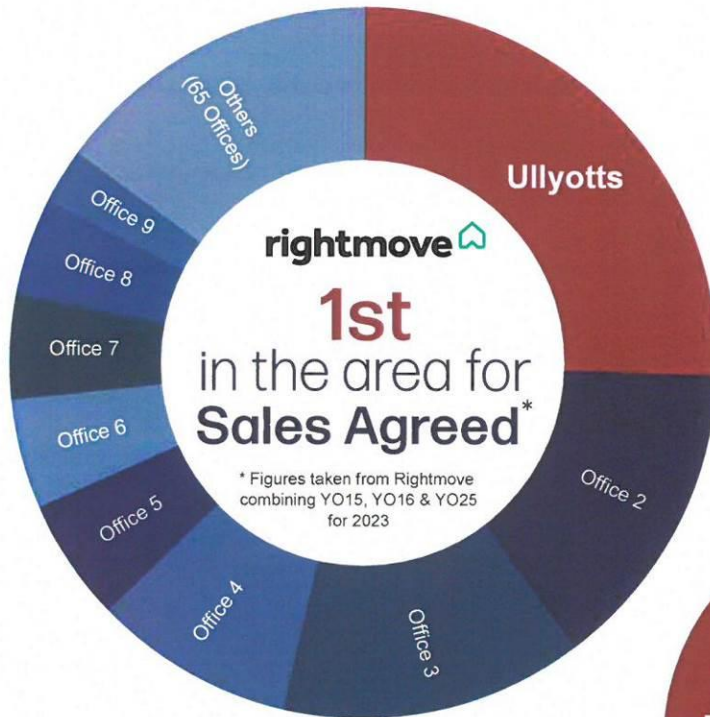


### First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



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