



47 Highfield Avenue
Driffield

YO25 5ER

ASKING PRICE OF

£162,500

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01377 253456



Lounge



3



1



1



Garage, Off
Road Parking



Gas Central Heating

47 Highfield Avenue, Driffield, YO25 5ER

An established semi-detached house located within a popular residential development providing three bedroom accommodation along with side drive and garage. Offered to the market with no onward chain.

Dating from the 1960s, this is a great family orientated home which has been well maintained over the years, however, would now benefit from some modernisation and upgrading. The sale of the property is, therefore, an excellent opportunity to acquire what is a relatively substantial home at an attractive price and bring this up-to-date in line with modern standards.

The accommodation includes entrance porch, lounge, breakfast kitchen, three bedrooms and bathroom.

The rear garden gives direct access onto Long Lane and, as such, open countryside is literally within only a short walk.

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



Breakfast Kitchen



Breakfast Kitchen



Bedroom

Accommodation

ENTRANCE PORCH

Radiator.

LOUNGE

15' 1" x 14' 3" (4.6m x 4.35m)

With front facing window and staircase leading off. Covered ceiling. Radiator.

BREAKFAST KITCHEN

15' 1" x 10' 5" (4.6m x 3.2m)

Fitted with a range of modern kitchen units featuring beach effect doors and also incorporating stainless steel sink with cupboard beneath. Gas hob with extractor over. Double panelled radiator and door to the rear.

FIRST FLOOR

LANDING

With built-in storage cupboard.

BEDROOM 1

15' 1" x 14' 3" (4.6m x 4.35m)

With front facing window. Radiator.

BEDROOM 2

10' 8" x 9' 1" (3.26m x 2.78m)

With rear facing window. Radiator.

BEDROOM 3

8' 9" x 6' 2" (2.67m x 1.88m)

With front facing window. Radiator.

BATHROOM

With a three-piece suite in blue comprising panelled bath, pedestal wash hand basin and low-level WC. Fully tiled walls. Radiator.

OUTSIDE

The property is set back from the road behind an expanse of front facing garden. There is a side drive which leads to a single garage.

To the rear of the property is an established area of garden. There is a rear access onto Long Lane.

FLOOR AREA

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



Bedroom



Bedroom



Bathroom



Garden

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 B.

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

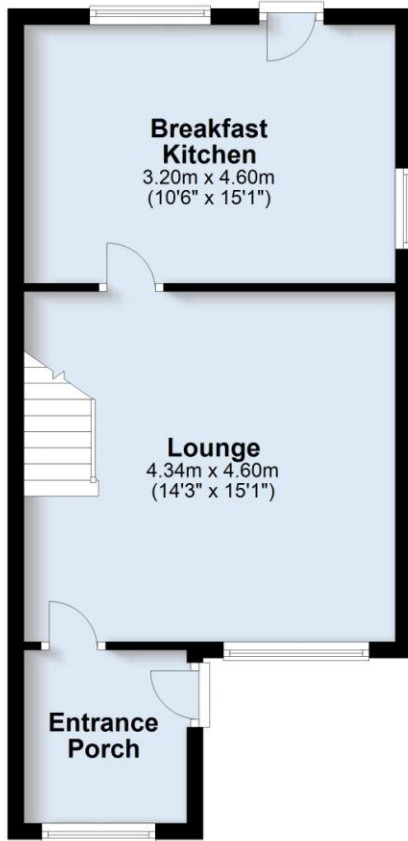
Strictly by appointment with Ulyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

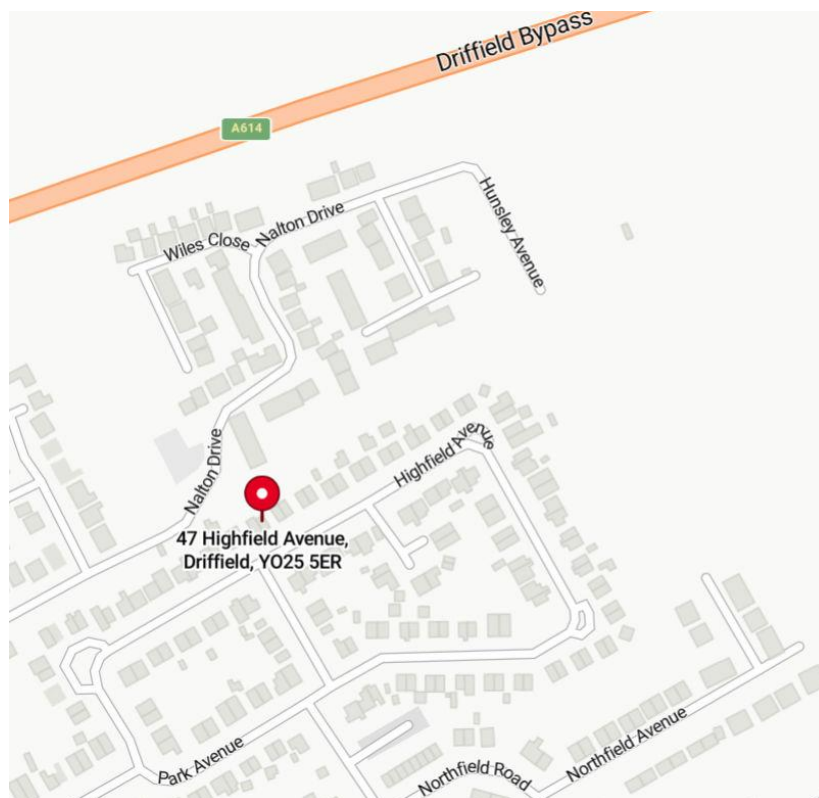
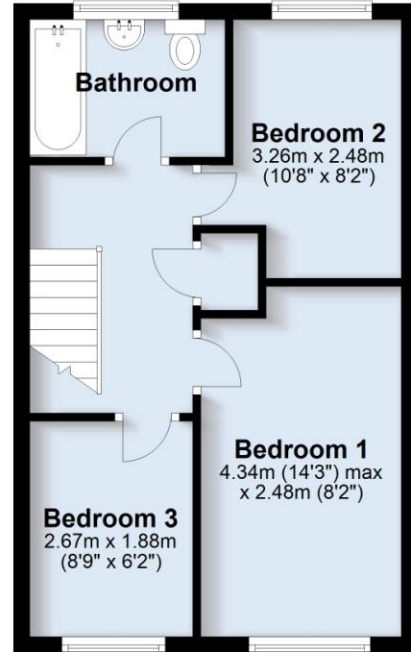
Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor






Approx. 34.9 sq. metres (376.1 sq. feet)



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EST 1891



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