



24 Park Avenue  
Drifffield  
YO25 5EJ

ASKING PRICE OF

**£230,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden



3



2



1



Off Road  
Parking



Gas Central Heating

## 24 Park Avenue, Driffield, YO25 5EJ

A traditionally styled semi-detached house in a popular residential setting, conveniently situated for access to local schools as well as town and local shops.

The property provides generously proportioned accommodation which includes a delightful open plan kitchen and living room located to the rear, additional ground floor reception room, useful ground floor WC, three first floor bedrooms and house bathroom.

Contemporary oak finished interior doors complete the look of this traditionally style home.

There is excellent vehicle access and off-street parking to the front and side with the side drive, in particular being a little wider than normal.

To the rear of the property is a particularly attractive feature that is the garden which is mature and especially private.

This is a great all-round house but also has scope to develop further, if required.

### 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



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading up to the first floor. Radiator.

### LOUNGE

12' 0" x 11' 1" (3.66m x 3.39m)

With attractive front facing bay window. Radiator.

Double doors leading into:

### DINING ROOM

18' 0" x 10' 8" (5.5m x 3.26m)

With log burning stove upon a flagged hearth and French doors out onto a rear patio area. Radiator and built in under stairs storage cupboard. Laminate flooring.

Open plan into:

### KITCHEN

16' 0" x 9' 4" (4.9m x 2.85m)

Fitted with a contemporary range of kitchen units including base and wall mounted cupboards and range of integrated appliances including electric oven and grill plus four ring electric hob having an extract and over. Integrated microwave and inset stainless steel sink with this cupboard beneath.. Side and rear windows.

### CLOAKROOM/WC

With low level WC and vanity style wash hand basin. Radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

10' 10" x 10' 8" (3.31m x 3.26m)

With front facing bay window. Radiator.

#### BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.82m)

With rear facing window. Radiator.

#### BEDROOM 3

7' 1" x 7' 1" (2.18m x 2.16m)

With front facing window. Radiator.

### BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC. Separate Quadrant shower enclosure.





Bedroom



Bedroom



Bedroom



Bathroom

## OUTSIDE

The property stands back from the road behind a front forecourt which provides vehicle parking. The side drive is slightly wider than normal and as such provides additional parking to the side of the property.

Immediately to the rear of the property is a patio style area and this gives way to an expanse of predominantly lawned garden with side borders. The garden itself is of a good proportion.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 88 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 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.

## VIEWING

Strictly by appointment with Ulyyotts.

Regulated by RICS





Patio Style Garden



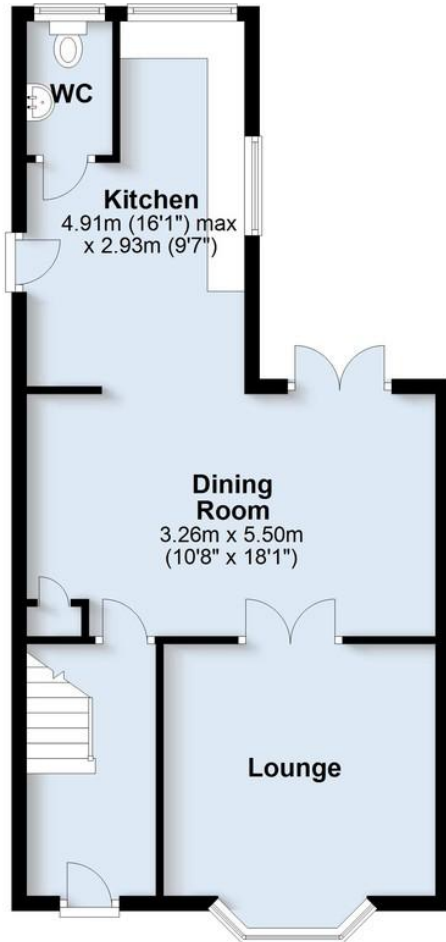
Rear Elevation



The stated EPC floor area, (which may exclude conservatories),  
is approximately 88 sq m

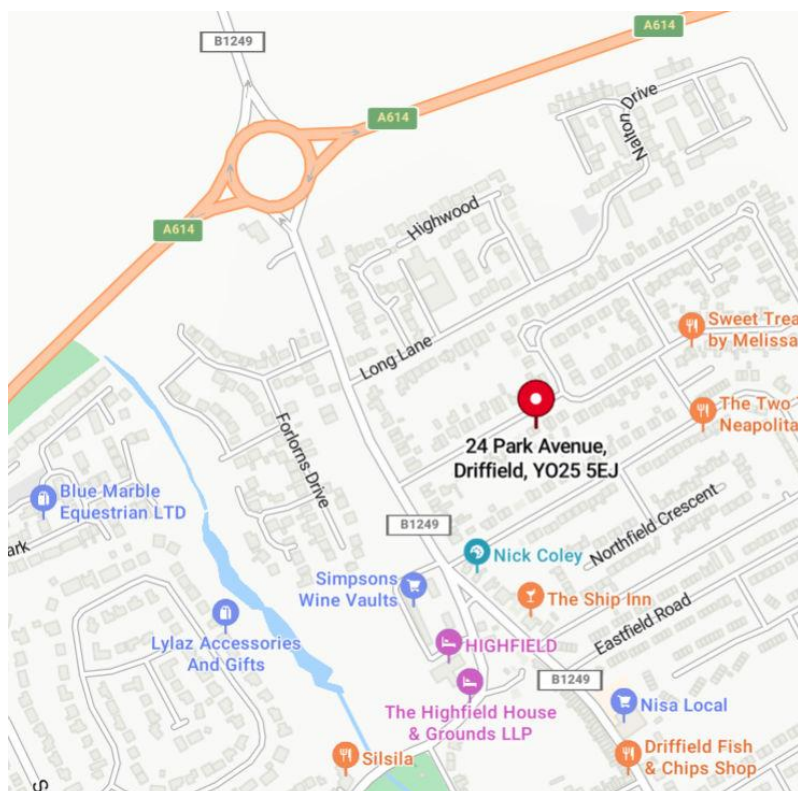
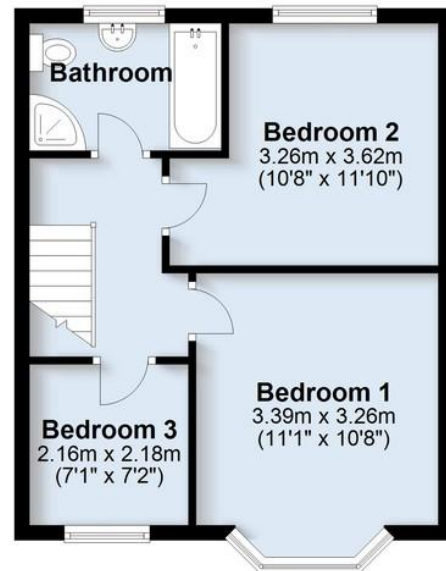
### Ground Floor

Approx. 52.0 sq. metres (560.0 sq. feet)



### First Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



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