



45 Park Avenue  
Driffield

YO25 5EN

ASKING PRICE OF

**£150,000**

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen



Off Road  
Parking



Gas Central Heating

## 45 Park Avenue, Driffield, YO25 5EN

Located within an established area of Driffield, this is a two-bedroom semi-detached bungalow in need of general cosmetic improvement but offered at an attractive price to effect early interest.

The property has benefitted from a recent roof refurbishment and offers centrally heated accommodation as well as being fully double glazed and having a conservatory to the rear.

There is off-street parking to the side as well as front and rear garden.

### 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



Conservatory



Bedroom 1



Bedroom 2

## Accommodation

### ENTRANCE HALL

With radiator.

### LOUNGE

13' 10" x 11' 5" (4.23m x 3.48m)

With front facing window and wall mounted electric fire. Radiator.

### KITCHEN

11' 6" x 8' 3" (3.51m x 2.53m)

With fitted range of kitchen units. Rear facing window and door leading in to:

### CONSERVATORY

10' 9" x 6' 2" (3.3m x 1.88m)

With views onto the garden and external door.

### BEDROOM 1

12' 9" x 8' 4" (3.9m x 2.56m)

With rear facing window and built-in storage cupboard/wardrobe. Radiator.

### BEDROOM 2

10' 3" x 8' 8" (3.13m x 2.66m)

With front facing window. Radiator.

### SHOWER ROOM

With shower enclosure, wash hand basin and WC.

### OUTSIDE

The property is set back from the road behind an expanse of front forecourt. There is side vehicle access. To the rear is an enclosed area of garden.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 57 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.



Shower Room



Garden

### 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.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

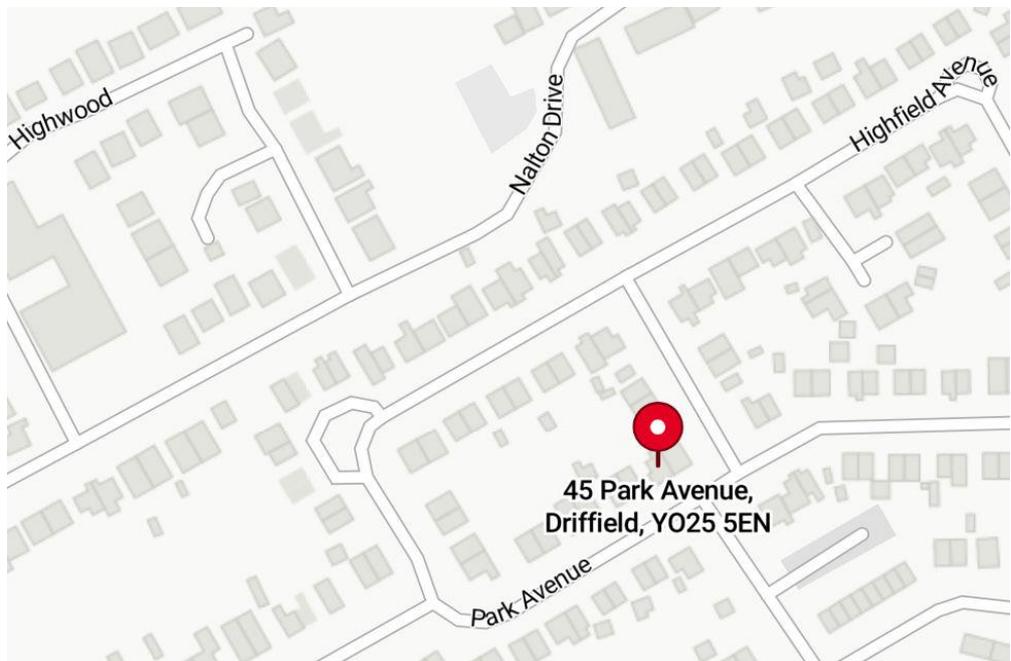


Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 57 sq m

### Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)





# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# Ulllyotts

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations