



40 Newland Avenue  
Drifffield  
YO25 6TX

ASKING PRICE OF

**£265,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456





Lounge

 2
  1
  1
  Garage & Off Road Parking
  Gas Central Heating

## 40 Newland Avenue, Driffield, YO25 6TX

Forming part of the town centre and being impeccably presented throughout, presented to the market in a move-in condition. The accommodation on offer includes a lounge with dedicated dining area, seldom missing with this type of property, exceptionally well fitted kitchen, shower room and two bed rooms.

The bungalow itself is situated just off the main part of Newland Avenue and, as such, benefits from a quiet setting whilst also having a very attractive garden to the rear, backing onto West Promenade. A pedestrian access has been created to the rear which provides very easy access onto Victoria Road.

In summary, this is an exceptional bungalow which is really difficult to fault and A FULL INSPECTION IS THOROUGHLY RECOMMENDED!

### 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



Dining Area



Kitchen

## Accommodation

### ENTRANCE HALL

With built in storage cupboard and airing cupboard. Loft access. Radiator.

### LOUNGE WITH DINING AREA

19' 6" x 8' 3" (5.96m x 2.53m x 2.53m)

A very spacious 'L' shaped room with full provision for a dedicated dining area. Adam style fireplace with gas fire in situ. Double panelled radiator and coved ceiling.

### KITCHEN

10' 0" x 8' 0" (3.07m x 2.46m)

Well fitted with a wealth of modern kitchen units featuring base and wall mounted cupboards finished with cream doors and chrome handles. Inset one and a half bowl sink with mixer tap. Integrated appliances include NEFF electric oven and NEFF induction hob. Integrated dishwasher and plumbing for automatic washing machine. Space for a fridge/freezer.

### BEDROOM 1

13' 1" x 9' 8" (3.99m x 2.95m)

With rear facing window and coved ceiling. Radiator.

### BEDROOM 2

14' 8" x 9' 6" (4.49m x 2.92m)

With rear facing window and French doors. Radiator.

### SHOWER ROOM

With shower suite comprising Quadrant shower enclosure, vanity wash hand basin and low level WC and bidet. Fully tiled walls with wet walling around the shower.

### OUTSIDE

The property stands back from the road behind an attractive expanse of front garden. The front garden is predominantly laid to lawn with a inset gravelled bed. There is a side drive which provides off-street parking and leads to a single garage. To the rear of the property is a most attractive area of garden featuring lawn, paved patio, gravelled beds, timber shed and store. A gated access leads onto West Promenade.

### 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.





Bedroom



Bedroom



Shower Room



Garden

## 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 C.

## ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

## 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.

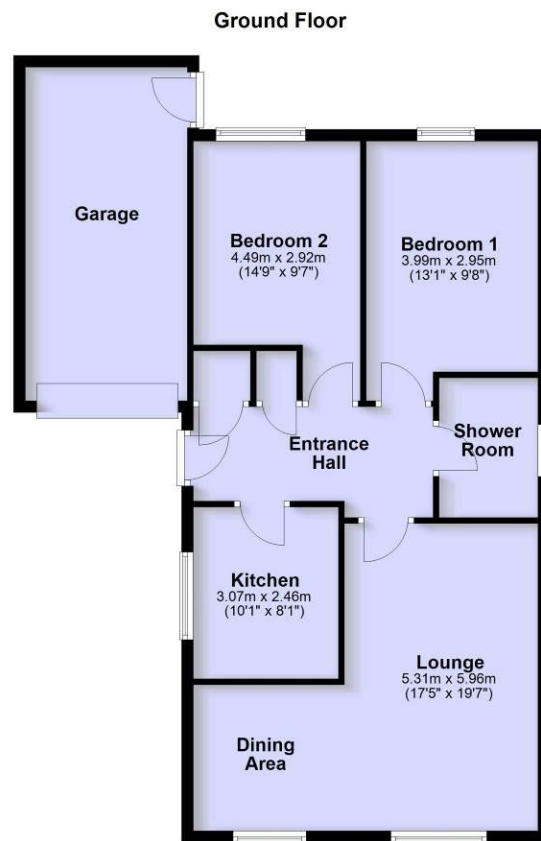
Floor plans are for illustrative purposes only.

## VIEWING

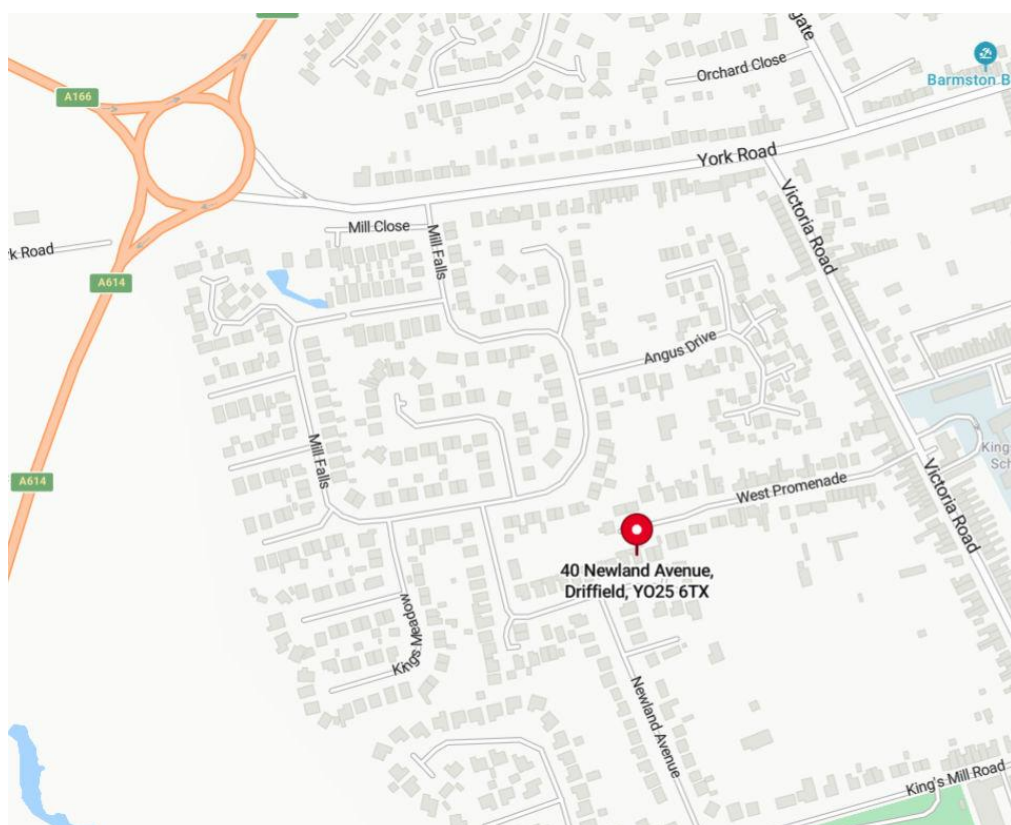
Strictly by appointment with Ulllyotts.

Regulated by RICS

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



**40 Newland Avenue, Driffield**







# Why Choose Ulllyotts?



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**We will never be  
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- ✓ **Knowledge & Experience**  
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Experienced sales teams who live locally and know the area.
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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.
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