



8 Chestnut Avenue
Driffield
YO25 6SH

ASKING PRICE OF

£235,000

3 Bedroom Detached House



Garden



3



1



1



Off Road
Parking



Gas Central Heating

8 Chestnut Avenue, Driffield, YO25 6SH

An established detached house in a popular residential cul-de-sac, well set back from the road, with vehicle access and single garage.

The property is in need of general cosmetic improvement and works would likely include a re-fitting of the bathroom and kitchen, full re-decoration, new internal doors, new floor coverings amongst other general improvements. It does have gas fired central heating and uPVC double glazing.

A property which will, no doubt, appeal to a large selection of buyers from first time buyers upwards and in view of its location there is real scope to create a truly excellent home.

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 Area



Lounge/Dining Area



Kitchen



Kitchen

Accommodation

ENTRANCE HALL

8' 0" x 4' 1" (2.44m x 1.26m)

With staircase leading off to the first floor. Double panelled radiator.

LOUNGE/DINING AREA

25' 9" x 7' 4" (7.86m x 2.25m)

With front facing bow window and window to the rear. Wall hung gas fire. Double panelled radiator.

KITCHEN

10' 1" x 6' 10" (3.08m x 2.10m)

Fitted with a basic range of kitchen units, stainless steel sink and base cupboard beneath. Built-in storage cupboard housing the gas fired boiler. Door to the rear and double panelled radiator.

FIRST FLOOR LANDING

5' 11" x 2' 10" (1.82m x 0.88m)

With built-in cupboard over the stairs which houses the hot water cylinder.

BEDROOM 1

12' 5" x 8' 6" (3.81m x 2.61m)

With a front facing window and built-in range of wardrobes along one wall. Double panelled radiator.

BEDROOM 2

11' 1" x 8' 6" (3.40m x 2.60m)

With rear facing window. Radiator.

BEDROOM 3

9' 2" x 6' 0" (2.80m x 1.83m)

With front facing window. Radiator.

BATHROOM

6' 2" x 5' 11" (1.90m x 1.81m)

With obscured rear facing window and suite comprising bath, pedestal wash hand basin and low level WC. Radiator.

OUTSIDE

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



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

To the rear of the property is a crazy paved patio with low raised wall which provides access into an enclosed area of predominantly lawned garden enclosed by a mature hedge boundary.

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 uPVC 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 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.

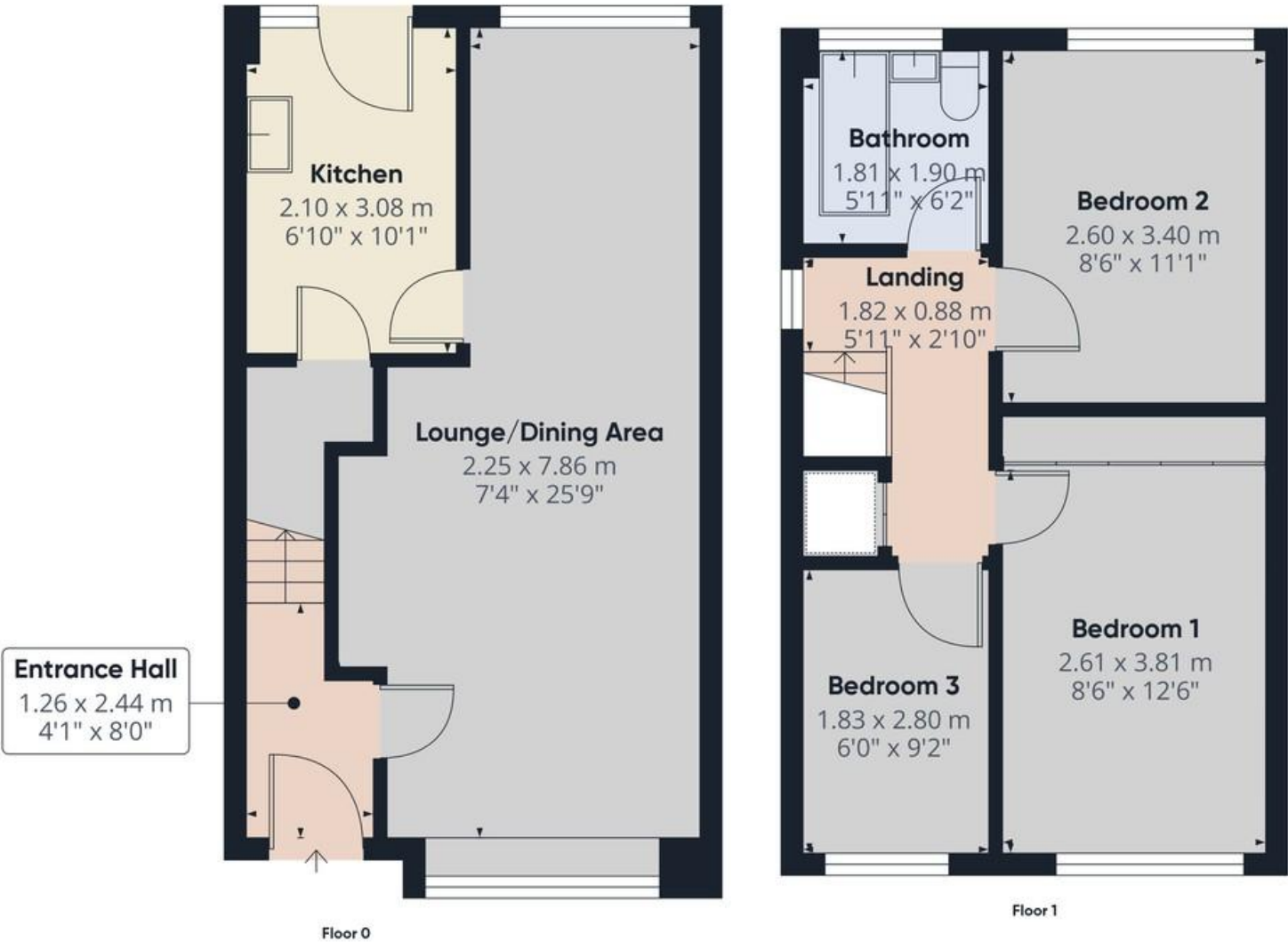
Floor plans are for illustrative purposes only.

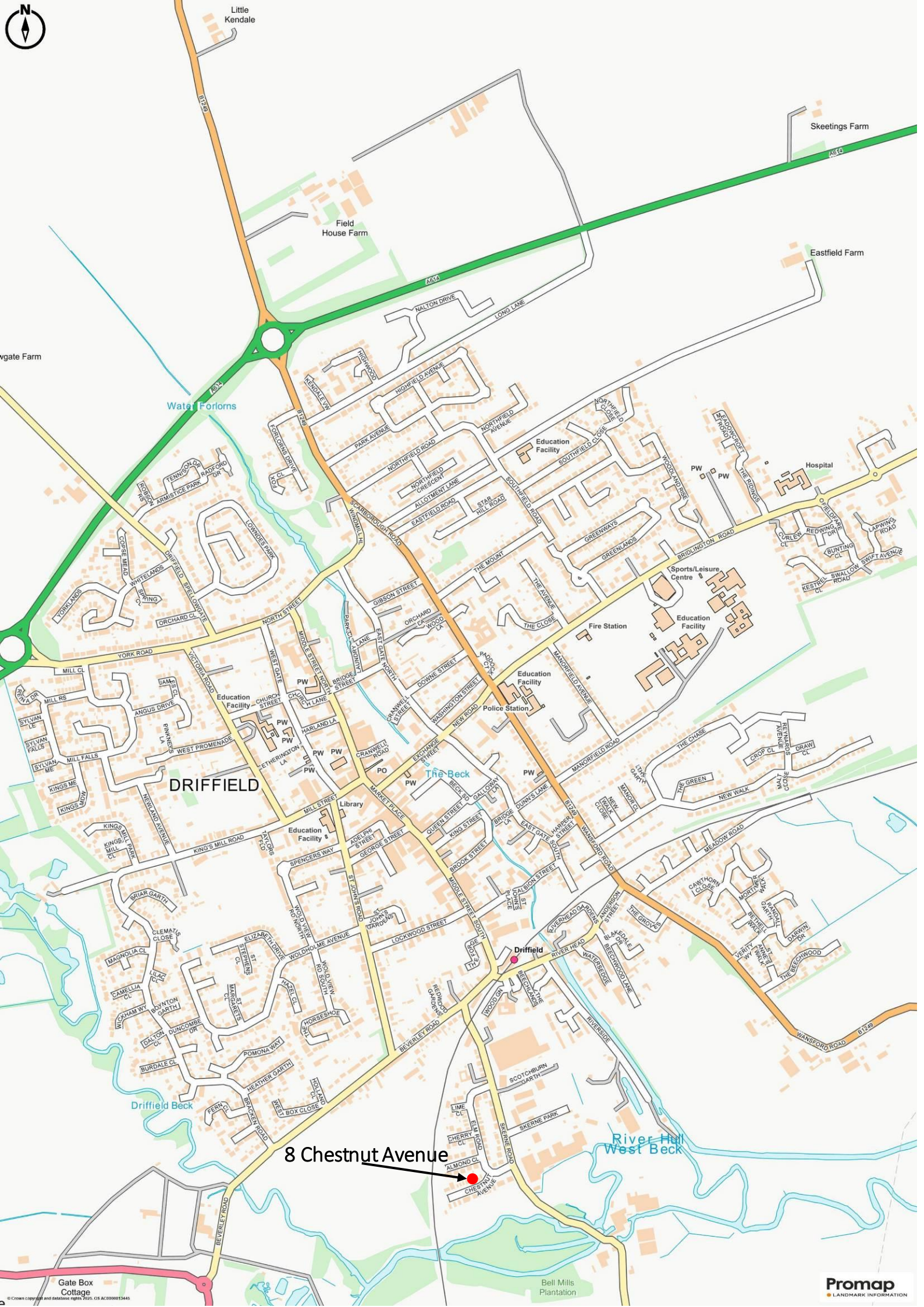
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.
Regulated by RICS



The digitally calculated floor area is 68 sq m (731 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Gate Farm

Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Hospital

DRIFFIELD

The Beck

Driffield Beck

River Hull West Beck

8 Chestnut Avenue

Gate Box Cottage

Bell Mills Plantation

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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