



50 Park Avenue
Driffield, YO25 5EJ
Asking price £169,950


WILLOWGREEN
ESTATE AGENTS

In need of updating! This super three bedroom semi-detached house sits on a good sized plot with plenty of parking and garage.

The property briefly comprises, entrance porch, lounge, kitchen/ diner, rear entrance lobby, cloaks/ wc, landing, three bedrooms and bathroom.

The property has been occupied by the same owners for many years and has been a true family home, but now requires upgrading in areas.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.



ENTRANCE PORCH 3'7" x 4'9" (1.11 x 1.45)
With composite door into, window to front elevation, glazed door to lounge.

LOUNGE 14'4" x 15'1" (4.38 x 4.60)
With modern feature fireplace with electric fire insitu, two TV points, coving, radiator, window to front and stairs leading off.

KITCHEN/ DINER 10'6" x 15'2" (3.21 x 4.63)
With wall and base units, glazed unit, built-in cooker, hob and extractor, tiled splash back, work surface over, radiator, window to side elevation, space for fridge, breakfast bar, space for dining table, window to rear and side elevations, door to rear lobby.

REAR LOBBY 3'7" x 4'4" (1.10 x 1.34)
With Upvc rear entrance door, door to cloaks/wc.

CLOAKS/ WC 6'6" x 2'8" (1.99 x 0.83)
With window to rear elevation, low level wc, plumbing for washing machine.

LANDING 10'5" x 5'8" (3.20 x 1.74)
With loft access, airing cupboard housing wall mounted gas central heating boiler and doors to.

BEDROOM 1 12'8" x 8'9" (3.88 x 2.67)
With range of fitted wardrobes and window to front elevation.

BEDROOM 2 9'8" x 9'1" (2.95 x 2.77)
With range of fitted wardrobes and window to rear.

BEDROOM 3 8'6" x 6'1" (2.61 x 1.87)
With window to front elevation.

BATHROOM 5'6" x 6'11" (1.68 x 2.13)
With panelled bath, electric shower over, pedestal wash hand basin, low level wc, tiled walls and window to rear elevation.

OUTSIDE
There is a shallow walled frontage, gravelled frontage, block paved driveway, leading to the garage. Side gated access to the rear garden where lies a good sized lawn, patio, greenhouse and garden shed. Outside tap and lighting.

GARAGE
There is a concrete sectional garage with up and over door.

PARKING
There is plenty of parking on the block paved driveway.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energu performance rating is TBC.

COUNCIL TAX BAND
We understand that the council tax banding is B.

NOTE
Probate has NOT YET been granted.





Entrance Porch
1.11 x 1.45 m
3'7" x 4'9"



Floor 1



Floor 2



Approximate total area⁽¹⁾

72.39 m²
779.15 ft²

Reduced headroom

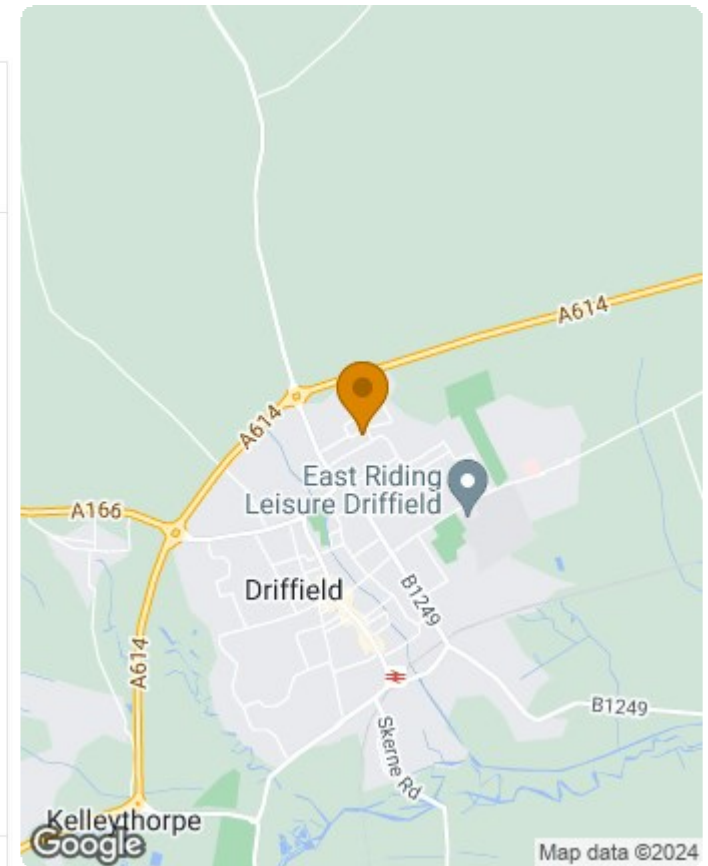
1.45 m²
15.56 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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