



**8 The Avenue**  
**Drifffield, YO25 5HS**  
**Asking price £465,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Charming Four-Bedroom Period Home with Expansive Gardens, Garage & Parking in Quiet Cul-de-Sac

Nestled in a peaceful cul-de-sac, this delightful four-bedroom period property offers timeless character and generous living space, ideal for families seeking a blend of charm, comfort, and convenience.

Set within beautifully maintained large gardens, the home boasts a welcoming façade with classic period features. Inside, the accommodation is both spacious and versatile, including two generous reception rooms, a well-appointed kitchen, and four comfortable bedrooms—perfect for modern family life. High ceilings, picture rails and character features retain the home’s original charm, while tasteful updates ensure everyday practicality.

Outside, the mature gardens offer privacy and a tranquil retreat, ideal for entertaining or relaxing. The property also benefits from an attached garage and ample driveway parking.

Located in a quiet residential cul-de-sac, this property is just a short distance from local amenities, reputable schools, and transport links. 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.

EPC rating D



**ENTRANCE PORCH** 2'11" x 11'7" (0.90 x 3.54)  
With timber glazed door into.

**ENTRANCE HALL** 12'2" x 8'3" (3.73 x 2.52)  
A spacious entrance hall with stripped flooring, radiator, stairs leading off and doors to.

**LOUNGE** 13'9" x 12'9" (4.20 x 3.91)  
With a multi-fuel burner in situ, feature fireplace, feature stained glass window to front elevation and side window, TV point, radiator and picture rail.

**DINING ROOM** 13'10" x 12'11" (4.22 x 3.94)  
With open fireplace, radiator, window to side and French doors to sun room and radiator.

**SUN ROOM** 6'4" x 10'7" (1.95 x 3.25)  
With French doors to garden and radiator.

**KITCHEN/ DINER** 18'6" x 11'5" (5.65 x 3.49)  
With range of wall and base units, drawer units, single electric oven , hob and extractor, integrated dishwasher, fridge and freezer and space for washing machine, walk-in storage cupboard, tiled splash back, heated kick space, stainless steel sink, windows to side and rear elevations, ceiling spotlighting and coving, radiator and hatch to dining room. Side entrance door to garden.

**CLOAKS/ WC** 4'0" x 4'11" (1.23 x 1.52)  
With white suite, pedestal wash hand basin, low level wc, vinyl flooring, window to side elevation and extractor.

**LANDING** 16'3" x 5'9" (4.96 x 1.77)  
With stained glass window to side elevation and storage cupboard.

**BEDROOM 1** 13'11" x 12'10" (4.26 x 3.93)  
With window to rear and side elevation, radiator, wardrobes, dressing table and bedsides.

**BEDROOM 2** 13'10" x 12'11" (4.23 x 3.95)  
With window to front and side elevation and radiator.

**BEDROOM 3** 9'3" x 11'4" (2.82 x 3.47)  
With window to rear elevation, radiator and fitted desk and wardrobes.

**BEDROOM 4** 8'5" x 11'6" (2.57 x 3.51)  
With window to front elevation and radiator.

**BATHROOM** 6'0" x 7'6" (1.83 x 2.30)  
With vanity wash hand basin and low level wc, panelled bath with electric shower over, tiled splash back, airing cupboard, ceiling spotlighting and vinyl flooring.

**GARAGE** 13'11" x 8'9" (4.26 x 2.68)  
A single brick garage and door timber doors to the front, power and light connected and loft space storage with fitted ladder access.

**GARDEN**  
The property has a walled frontage, hand gate and double driveway gates, gravelled areas with colourful shrubs and plants, substantial flower border and side access to the rear garden, which is planned and landscaped in sections, large lawn, colourful borders, trees, shrubs, vegetable and fruit garden, two timber garden sheds and green house.

Outside tap and outside lighting.

**PARKING**  
There is plenty of parking on the driveway and further parking could be created if required.

**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services bare connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating TBC.

**COUNCIL TAX BAND**  
The council tax band is E.

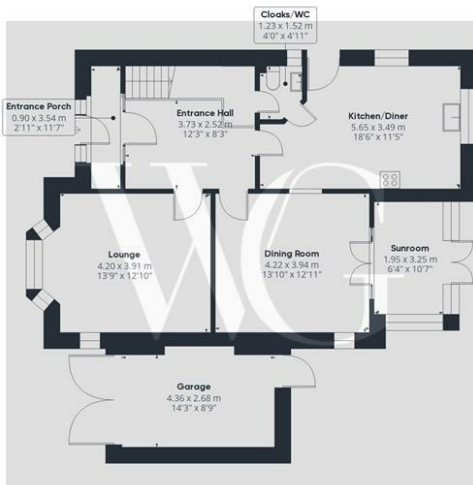




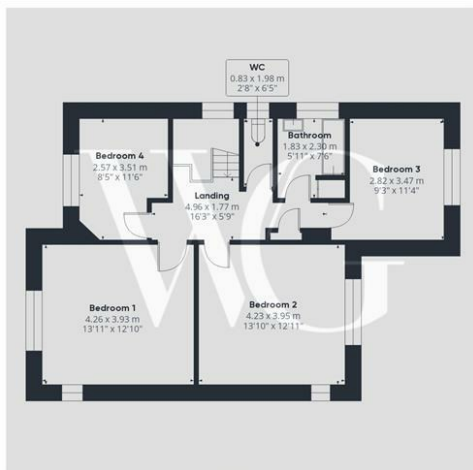








Floor 1



Floor 2

WG

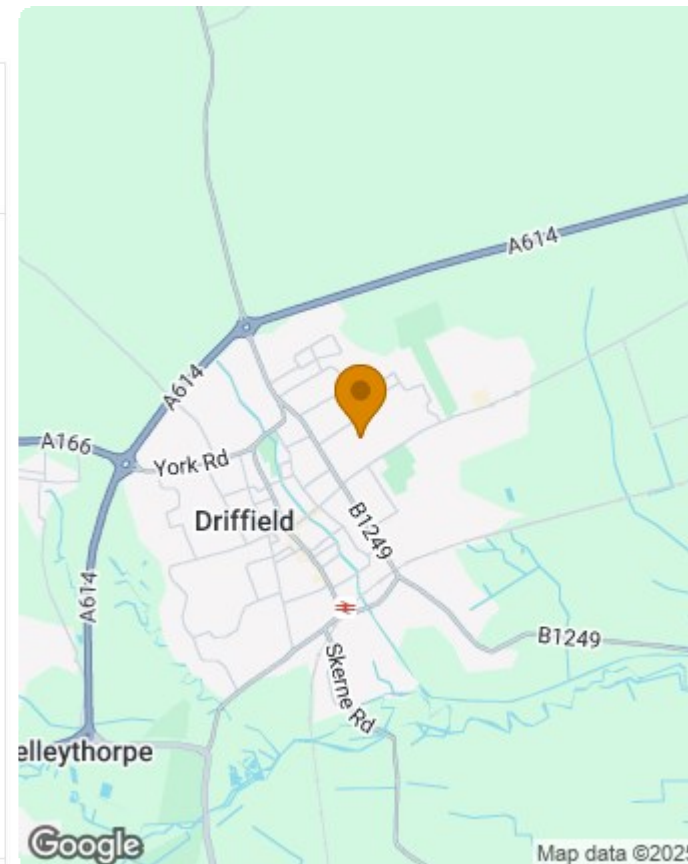
Approximate total area<sup>(1)</sup>  
155.19 m<sup>2</sup>  
1670.44 ft<sup>2</sup>

(1) Excluding balconies and terraces

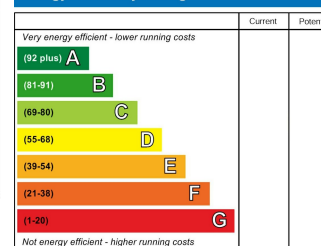
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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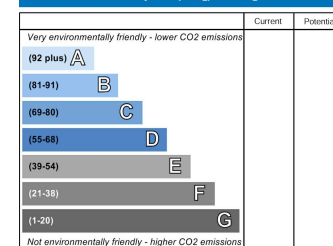
#### Energy Efficiency Rating



England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive  
2002/91/EC



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