



54 Park Avenue  
Driffield, YO25 5EJ  
Asking price £240,000

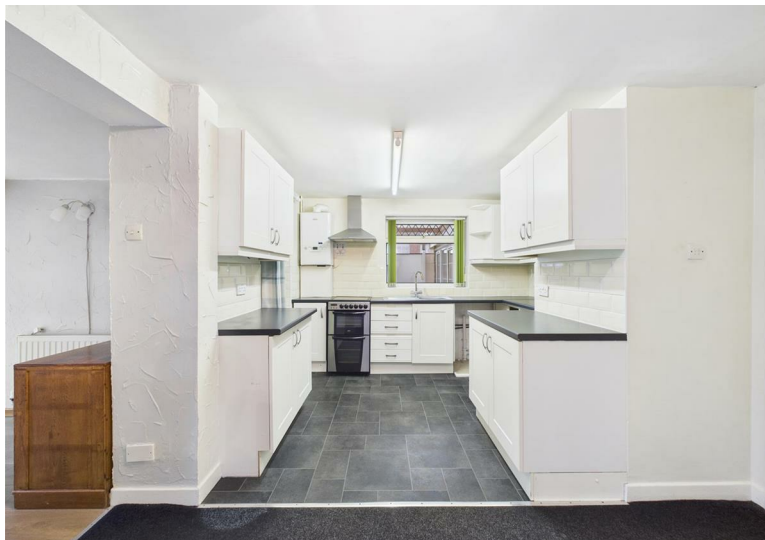
  
WILLOWGREEN  
ESTATE AGENTS



A delightful three bedroom detached house situated on a corner plot within a highly regarded residential area. MUST BE SEEN!

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 HALL** 5'4" x 5'2" (1.64 x 1.60)  
A bright and airy entrance with double glazed door to side elevation and window to front, radiator and fitted carpets.

**LOUNGE** 15'1" x 14'2" (4.62 x 4.32)  
A spacious and naturally light lounge with double glazed window to front elevation, feature living flame fire with tiled insert and attractive surround, bespoke built in storage, open straight flight staircase leads to first floor accommodation with neutral décor, radiator and fitted carpets.

**KITCHEN** 14'11" x 10'3" (4.57 x 3.13)  
A modern open plan kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style with contrasting roll top work surfaces and tiled splash backs, inset single bowl stainless steel sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with double glazed window to side elevation, wall mounted gas boiler, built in storage cupboard and tiled effect vinyl flooring.

**DINING AREA** 9'10" x 12'2" (3.02 x 3.72)  
A further reception room currently used as a dining/sitting room complete with log burning stove, double glazed windows to dual aspect, sliding patio doors to rear elevation all offering superb garden views with radiator and wood effect flooring.

**SUN ROOM** 10'4" x 10'11" (3.17 x 3.34)  
A great addition to the property giving views over the rear garden, the sun room extension has double glazed windows to all sides and French doors to garden, radiator and wood effect flooring.

**INNER HALLWAY** 4'7" x 2'11" (1.41 x 0.90)  
Built in storage cupboard, external door to side and tiled effect vinyl flooring.

**CLOAKS/ WC** 4'9" x 2'9" (1.46 x 0.86)  
Fitted with low level wc and tiled effect flooring.

**REAR LOBBY** 9'1" x 14'11" (2.79 x 4.55)  
A very useful space providing ample storage with a range of fitted base units, internal access to single garage with double glazed window and French doors to rear elevation and radiator.

**LANDING** 5'9" x 10'2" (1.77 x 3.12)  
With window to side elevation, access to part boarded loft space, radiator, built in storage and fitted carpets.

**BEDROOM 1** 8'7" x 12'2" (2.62 x 3.71)  
The main bedroom with double glazed window to front elevation, built in wardrobes to one provide ample storage with radiator and wood effect flooring.

**BEDROOM 2** 7'9" x 10'4" (2.37 x 3.17)  
A spacious double bedroom with double glazed window to rear elevation, radiator and fitted carpets.

**BEDROOM 3** 6'3" x 8'7" (1.91 x 2.62)  
A single bedroom with double glazed window to front elevation, built in storage cupboard, radiator and fitted carpets.

**SHOWER ROOM** 7'0" x 5'5" (2.14 x 1.66)  
A stylish recently re-fitted shower room comprising double length fully tiled shower cubicle with mains powered shower over complete with drench shower head and separate attachment, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, built in storage, fitted extractor, radiator and wood effect flooring.

**OUTSIDE**  
The property offers well kept gardens to both the side and rear. Having been mainly laid to lawn with well stocked and mature planted borders, raised beds, box hedging, gated side access and timber fenced surround. The garden also boasts two paved patio areas ideal for outside entertaining with garden shed/ aviary, greenhouse and summerhouse with furniture all included.

**GARAGE AND PARKING**  
Single garage with up and over door to front elevation, personal door to rear, power supply and light. The garage is accessed via a spacious block paved drive with additional gravelled forecourt providing ample off street parking plus double hung gates to the side which offer further space for a small car/trailer.

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

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is D.

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

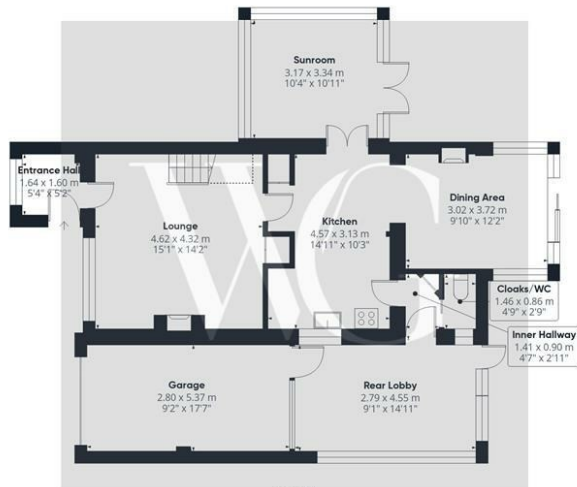












Floor 1



Floor 2

WG

Approximate total area<sup>(1)</sup>

122.9 m<sup>2</sup>

1322 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

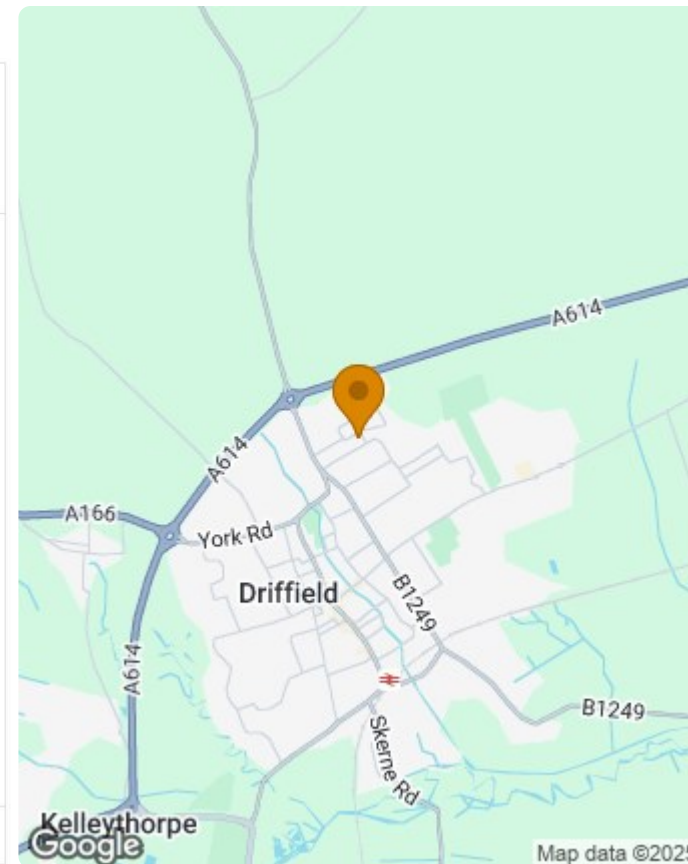
(1) Excluding balconies and terraces

Reduced headroom

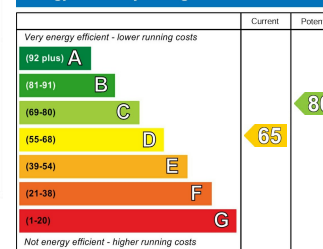
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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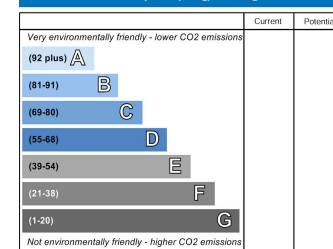
#### Energy Efficiency Rating



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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