



40 Hunsley Avenue
Drifffield
YO25 5GD

ASKING PRICE OF

£290,000

4 Bedroom Detached House



Garden

 4
  2
  2
  Garage & Off Road Parking
  Gas Central Heating

40 Hunsley Avenue, Driffield, YO25 5GD

Forming part of a popular development just off Long Lane, this is a stylish detached home which certainly offers more than many of its contemporaries. Firstly, the location within the development is superb! Situated on a no-through road/cul-de-sac, the house enjoys a quiet location with minimal passing traffic. The rear garden is a real sun trap and offers a paved patio along with a lawned area plus side borders. There is off-street parking and this leads to a detached garage with pitched roof.

It is perhaps the interior, however, that sets this property apart from many others. Upon entering you will be greeted by a very contemporary and modern feel. Indeed, the vendors opted to upgrade much of the interior from the original builders specification and this included upgraded kitchen, floor coverings and wardrobes. **Honestly, an internal inspection of this property will certainly not disappoint and it 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



Kitchen/Diner



Kitchen/Diner

Accommodation

ENTRANCE HALL

13' 9" x 3' 10" (4.20m x 1.18m)

With wood effect vinyl flooring and staircase leading off to the first floor. Built-in understairs storage cupboard. Radiator.

CLOAKROOM/WC

6' 11" x 2' 11" (2.11m x 0.90m)

With contemporary suite comprising low level WC and pedestal wash hand basin. Contemporary tiling to half height. Wood effect vinyl flooring. Radiator.

LOUNGE

16' 2" x 10' 6" (4.95m x 3.22m)

With front window and wood effect vinyl flooring and half mock panelling to one wall. Contemporary ceiling lighting. Double panelled radiator.

KITCHEN/DINER

17' 10" x 10' 11" (5.46m x 3.34m)

A comprehensive room across the whole of the width of the house and featuring a contemporary upgraded kitchen which includes base and wall mounted cupboards finished with Shaker style doors in blue with fashionable rose coloured handles and topped with a white worktop. Integrated wine

refrigerator and concealed dishwasher, AEG oven and grill, convection hob and extractor over. Inset ceiling lighting and kickboard lighting. Integrated fridge freezer and wood effect vinyl flooring.

Opening into an attractive dining area with double French doors leading out onto the rear.

The kitchen also features a useful utility cupboard housing plumbing for an automatic washing machine.

FIRST FLOOR LANDING

12' 6" x 2' 10" (3.82m x 0.87m)

MASTER BEDROOM

11' 9" (3.582.71m)

With front facing window and built-in range of wardrobes. Mock panelling to the wall. Radiator.

EN-SUITE

6' 5" x 5' 10" (1.96m x 1.78m)

With contemporary suite comprising walk-in shower enclosure, low level WC and wash hand basin. Half tiled walls edged with chrome trim and full tiling around the shower area. Double panelled radiator.



Cloakroom/WC



En-Suite

BEDROOM 2

9' 6" x 9' 0" (2.91m x 2.76m)

With rear facing window and built-in wardrobes having sliding mirrored doors. Radiator.

BEDROOM 3

8' 7" x 6' 11" (2.64m x 2.13m)

With front facing window. Radiator.

BEDROOM 4

8' 4" x 6' 6" (2.56m x 1.99m)

With rear facing window. Radiator.

HOUSE BATHROOM

6' 6" x 5' 5" (2.00m x 1.67m)

With suite comprising panelled bath having a mixer tap with shower attachment, low level WC and pedestal wash hand basin. Half-tiled walls with chrome edging and a large fitted mirror. Double panelled radiator.

OUTSIDE

The property stands back from the road behind an attractive expanse of front garden. This features a small weeping willow tree plus hedged frontage. There is a block paved side drive which provides parking for multiple vehicles and this leads to a detached single garage with pitched roof.



Master Bedroom



Bedroom 2

To the rear of the property is an attractive patio immediately adjacent to the house and this leads to a lawned area. The borders are gravelled with contemporary white stone and the fenced boundary is in a contemporary grey.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit 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 D.

ENERGY PERFORMANCE CERTIFICATE

Rating B.



Bedroom 3



Bedroom 4



Bathroom



Garden

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.

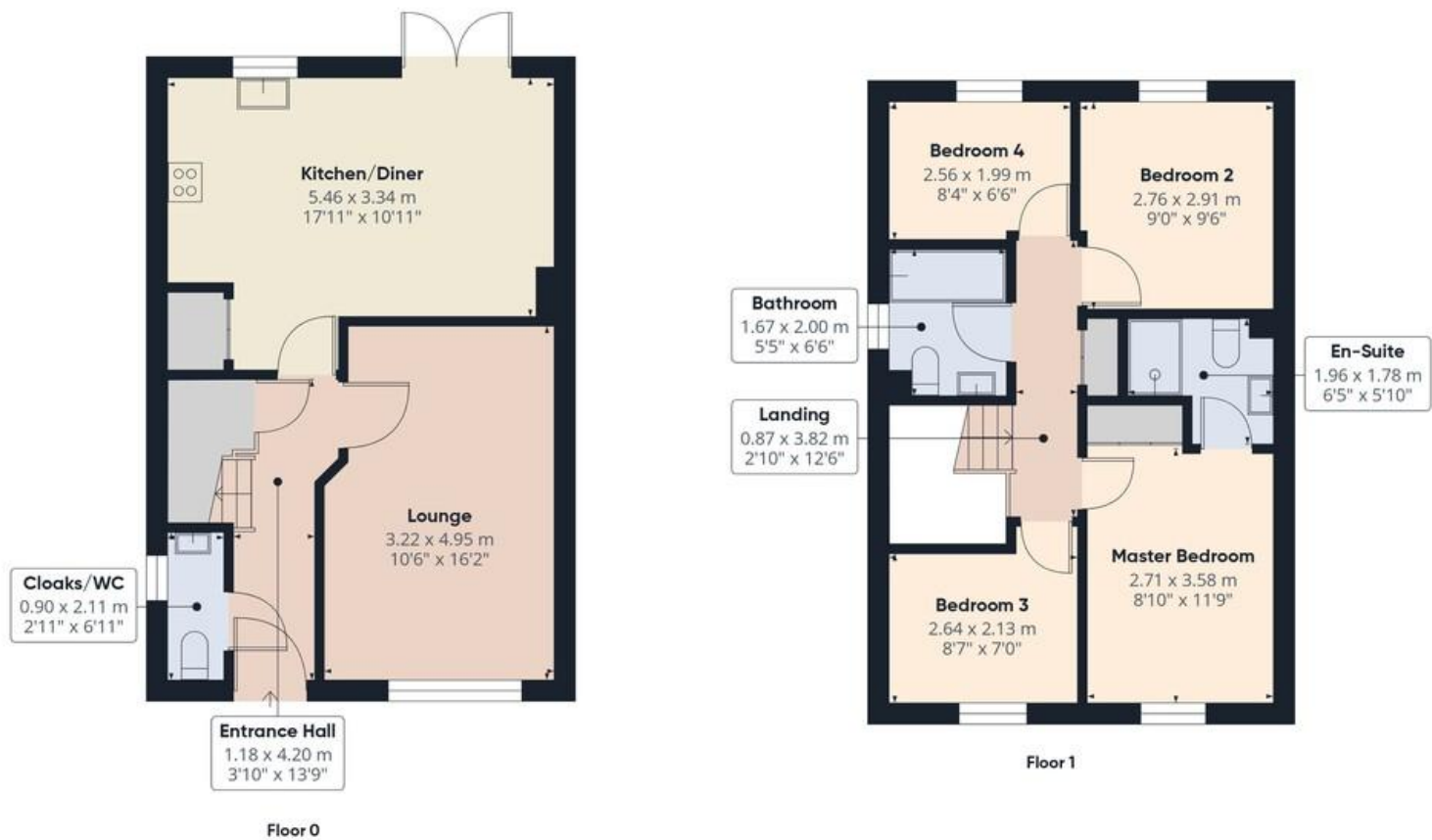
Floor plans are for illustrative purposes only.

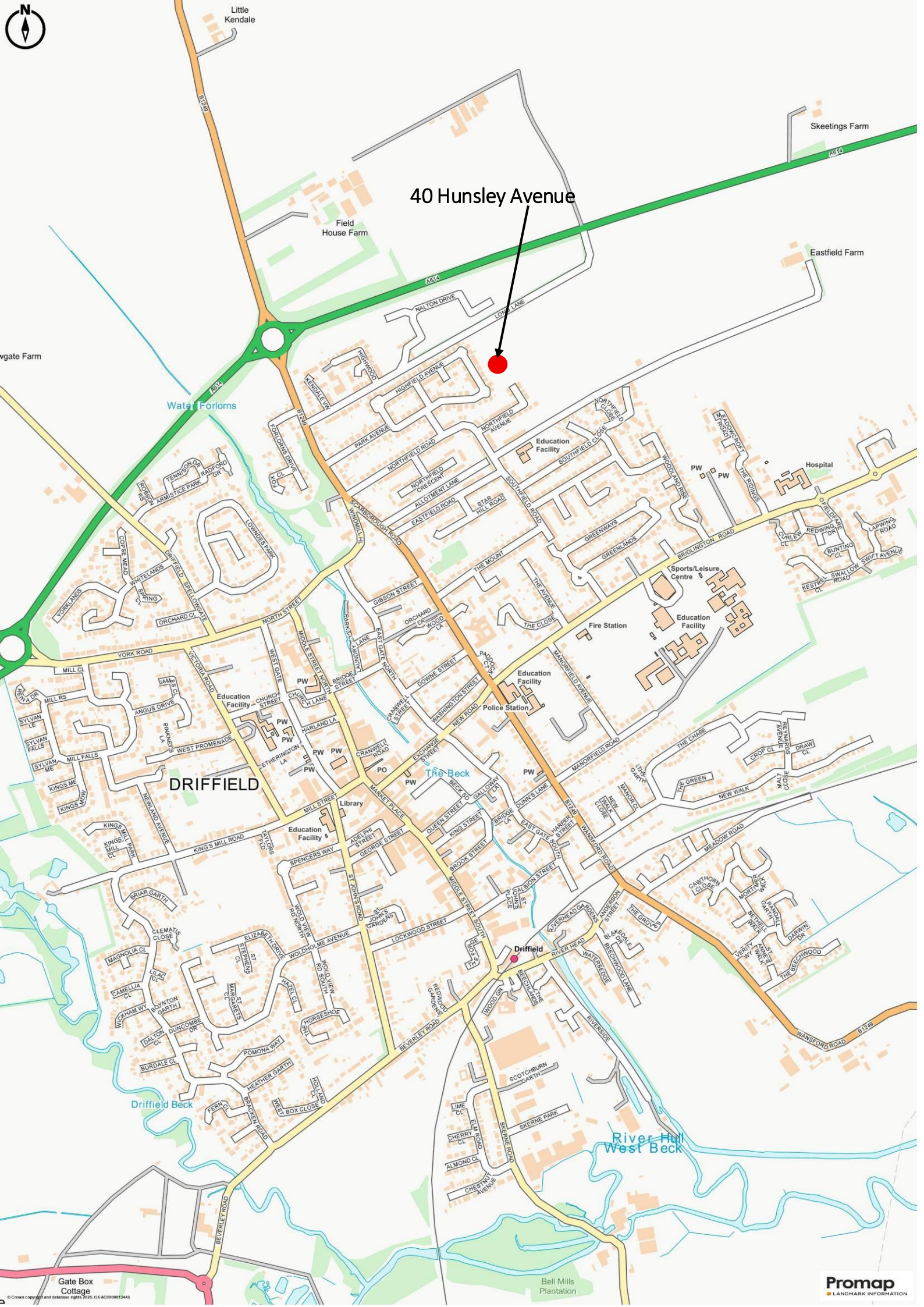
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 85 sq m (911 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





40 Hunsley Avenue

DRIFFIELD

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