



Guide Price
£195,000

57 Highfield Avenue,
Driffield, YO25 5ER

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the side aspect, panelled walls, stairs leading to the first floor landing, radiator and power points.

BATHROOM- 6'2 (1.90m) x 5'5 (1.67m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, large walk in shower, vinyl flooring and radiator.

SNUG- 5'10 (1.80m) x 8'11 (2.73m)

Window to the rear aspect, coving, fitted carpets, radiator, TV points and power points.

KITCHEN- 10'3 (3.14m) x 9'7 (2.93m)

Modern kitchen with window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in eye-level oven, electric hob, vinyl flooring, radiator and power points.

SUN ROOM- 8'9 (2.68m) x 8'3 (2.52m)

Door to the rear aspect, with additional window to the rear and side, laminated flooring and power points.

INNER HALLWAY

Coving, understairs cupboard and vinyl flooring.

LOUNGE- 10'9 (3.28m) x 19'0 (5.81m)

Sizeable living area with windows to the front aspect, coving, laminated flooring, radiator, TV point and power points.

WC- 3'0 (0.94m) x 6'5 (1.98m)

Coving, low flush WC, tiled splash back, sink with pedestal and mixer taps, vinyl flooring and radiator.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 13'1 (4.00m) x 9'5 (2.88m)

Double bedroom with window to the front aspect, access to the eaves, fitted carpets, radiator and power points.

BEDROOM TWO- 10'6 (3.20m) x 9'5 (2.85m)

Another double bedroom with window to the rear aspect, storage space, fitted carpets, radiator and power points.

GARDEN

North facing garden which is easily maintainable with decking area to the immediate rear, patio, gravelled area, large summerhouse, planted trees and shrubs, timber fencing and gated side access.

PARKING

Off street parking.

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DESCRIPTION

A superbly transformed home, 57 Highfield Avenue has been thoughtfully upgraded and modernised throughout to offer a beautifully presented two-bedroom, semi-detached property. Situated in a highly sought-after residential area, the home has been extended to the rear to create a bright and versatile sun room overlooking the garden, adding valuable additional living space. The property also benefits from a newly installed kitchen and contemporary shower room, complemented by stylish modern décor throughout. Early viewing is highly recommended.

The property briefly comprises:- entrance hall, shower room, snug, kitchen, sunroom, inner hallway leading to a lounge with WC, first floor landing with two double bedrooms, rear garden and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



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