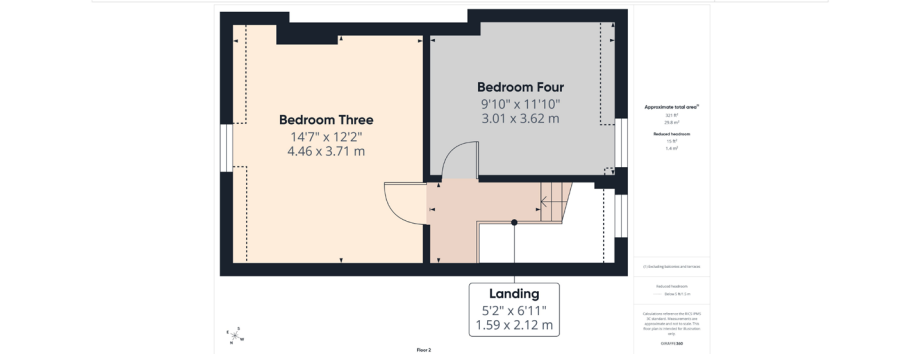




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



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 'D'.

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.



Asking Price
£350,000

5 The Avenue,
Drifffield, YO25 5HS



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



5 The Avenue, Driffield, YO25 5HS

DESCRIPTION

A characterful and charming detached period home, dating back to the late 1800s, occupying an attractive enclosed plot within a beautiful tree-lined and highly sought-after location. 5 The Avenue is rarely available to the market, this unique property offers an exciting opportunity for buyers wanting a home full of character, history and potential. The accommodation is both spacious and versatile, featuring four generous size double bedrooms, and a range of flexible reception rooms that can be adapted to suit each buyers needs. While retaining much of its original charm, the property also offers excellent scope for a new owner to make it their own. Externally, the property benefits from a private South-West facing garden, providing fantastic space for sun filled days and also occupies a generous plot. Early viewing is highly recommended to fully appreciate the character, potential and exceptional location on offer.

The property briefly comprises:- entrance into a spacious living/dining area, hallway leading to the open plan kitchen/diner, WC, study, sunroom, first floor landing with two double bedroom and family bathroom, second floor with a further two bedrooms, rear garden, garage 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 15'5 (4.70m) x 12'1 (3.69m)

A beautifully presented living area with large bay window to the front aspect, additional window to the side aspect, coving, brick fireplace with electric log burner, LVT click flooring, radiator, TV point and power points. Opening up into:

DINING ROOM- 9'11 (3.03m) x 12'0 (3.67m)

Window to the rear aspect, coving, LVT click flooring, radiator and power points

HALLWAY

Coving, stairs leading to the first floor landing, understairs cupboard, LVT flooring, radiator and power points.

REAR ENTRANCE

Door to the side aspect and vinyl flooring.

KITCHEN/DINING AREA- 7'11 (2.42m) x 5'10 (1.79m)/11'1 (3.40m) x 12' (3.77m)

A country cottage style kitchen/breakfast area with large bay window to the side aspect along with additional windows, beautifully appointed kitchen with a range of wall and base units with tongue and groove finishing, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, space for dryer, built in eye-level double oven. electric hob with extractor hood, vinyl flooring, radiator and power points.

HALLWAY

Vinyl flooring and power points.

WC

Low flush WC, sink with pedestal and mixer tap, tiled flooring and radiator.

OFFICE- 7'0 (2.15m) x 9'8 (2.96m)

Windows to the rear aspect, solid wood flooring, radiator and power points.

SUNROOM- 15'4 (4.69m) x 9'9 (2.97m)

French doors to the side aspect, windows to the rear and side aspect, wall mounted shelving, solid wood flooring and power points.

FIRST FLOOR LANDING

Two tier landing with stairs leading to the second floor landing and LVT flooring.

BEDROOM ONE- 14'2 (4.32m) x 12'0 (3.68m)

Double bedroom with dual windows to the front

aspect, additional window to the side, LVT flooring, radiator and power points.

BEDROOM TWO- 8'6 (2.60m) x 11'9 (3.60m)

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

BATHROOM- 7'11 (2.42m) x 9'10 (3.01m)

A brand new, traditional yet modern family bathroom with window to the rear aspect, panelled walls, built in cupboard housing the water tank, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, freestanding bath with shower attachment, fully tiled shower cubicle, LVT flooring, heated towel rail and extractor fan.

SECOND FLOOR LANDING

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

BEDROOM THREE- 14'7 (4.46m) x 1'2 (3.71m)

Windows to the front and side aspect, cast iron feature fireplace, built in shelving and storage with dressing table, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'10 (3.01m) x 11'10 (3.62m)

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

GARDEN

A stunning South-West facing garden which has been kept in immaculate condition. It is mainly laid with lawn and a variety of planted flowers, shrubs and tree's creating a vibrant outdoor area with a wild life area to the bottom of the garden. There is a patio to the rear of the property outside the sunroom and additional portion of garden to the front which is also lawned with planted flowers. The garden is fully secure with timber fencing and gated access to the front.

GARAGE- 14'7 (4.47m) x 14'7 (4.46m)

Electric roller door, side pedestrian door into the property, wall mounted gas boiler, power and lighting. There is also access to a lean to which is a green house.

PARKING

There is off street parking for multiple cars on a resin driveway via the removal of the fence to the front of the property.