

45 Woldholme Avenue
Driffield
YO25 6RW

ASKING PRICE OF

£185,000

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456



Garden

3 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

45 Woldholme Avenue, Driffield, YO25 6RW

An ever-popular style of property, ideally situated within convenient reach of Driffield town centre, local schools and a wide range of everyday amenities.

This established semi-detached home offers well-proportioned accommodation, comprising three bedrooms, a comfortable lounge with a dedicated dining area, and a rear-facing conservatory/sun room, providing additional living space and an ideal spot to enjoy the garden.

The property has also benefitted from the installation of a Solar PV system, offering the potential for significantly reduced household electricity costs. The system generates electricity free of charge for the homeowner to use, with the additional benefit of income from the remaining feed-in tariff agreement.

Externally, the property enjoys generous off-street parking and a single garage, which has been extended to incorporate a separate workshop, providing useful additional storage or workspace. To the rear, there is an enclosed garden enjoying a sunny southerly aspect, making it an ideal space for outdoor relaxation and entertaining.

A well-located and appealing home offering versatile living accommodation, excellent outside space, useful parking and workshop facilities, together with the added advantage of solar energy generation and an established feed-in tariff agreement.

DRIFFIELD

Driffield remains a thriving traditional market town, despite the closure of its livestock market in 2001. The town centre offers a weekly outdoor market alongside a good selection of independent shops and national retailers, providing a comprehensive range of goods and services for everyday needs. Retailers include B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl, complemented by numerous independent businesses offering a friendly, personal service. Leisure and recreational facilities are well catered for, with a modern Sports Centre incorporating a swimming pool, together with a variety of sporting clubs and facilities, including cricket, tennis, bowls, football and rugby. The town also offers gyms, dance facilities and a wide range of clubs and associations to suit all interests. Driffield benefits from good road and rail connections to neighbouring market and coastal towns, including Beverley and Hull, as well as further destinations beyond.



Lounge/Dining Area



Lounge/Dining Area



Lounge/Dining Area



Kitchen

Accommodation

SIDE ENTRANCE
Into:

ENTRANCE HALL
5' 6" x 2' 7" (1.70m x 0.79m)
With staircase leading off to the first floor. Radiator.

CLOAKROOM/WC
5' 3" x 2' 7" (1.62m x 0.79m)
With low level WC and corner bracket wash hand basin. Radiator.

LOUNGE/DINING ROOM
24' 11" x 12' 5" (7.61m x 3.80m)
[max] With front facing window and radiator. Divided into a definite lounge and dedicated dining area to the rear, which also has its own radiator.

Window looking into the conservatory.

KITCHEN
18' 3" x 7' 2" (5.58m x 2.20m)
Fitted along two walls with a range of modern kitchen units featuring base and drawer units with worktops over, inset sink with mixer tap and free standing appliances including gas slot-in oven, space and plumbing for automatic washing machine and space and provision for a dryer. Space and provision for a fridge freezer. Door to the rear and extractor fan over the cooker space. Built-in understairs storage cupboard.

CONSERVATORY/SUN ROOM
12' 7" x 4' 9" (3.86m x 1.47m)
Being half glazed and half uPVC construction offering views over the garden. Door to the exterior.

FIRST FLOOR LANDING
10' 5" x 5' 7" (3.18m x 1.71m)
With built-in linen cupboard.

BEDROOM 1
13' 5" x 9' 0" (4.10m x 2.75m)
With front facing window and fitted with a range of traditionally styled wardrobes featuring overhead cupboards and bedside units plus plenty of hanging space. Radiator.

BEDROOM 2
9' 8" x 8' 7" (2.96m x 2.63m)
With rear facing window and built-in range of wardrobes including overhead storage and bedside cupboards. Radiator.



Bedroom 1



Bedroom 2



Bathroom



Rear Elevation

BEDROOM 3
8' 3" x 6' 2" (2.53m x 1.88m)
With front facing window. Radiator.

BATHROOM
6' 5" x 5' 4" (1.97m x 1.63m)
With panelled bath, having a mixer shower over and curtained rail. Pedestal wash hand basin and low level WC. Fully tiled walls and heated towel radiator.

OUTSIDE
The property stands back from the road behind a block paved forecourt with block paving extending down the side of the property. The drive leads to a single garage (4.44m x 2.31m). To the rear of the house is an enclosed area of predominantly lawned garden, this having side borders. The rear of the property enjoys a particularly sunny facing southerly aspect and is enclosed by timber fences plus the garage wall.

GARAGE
14' 6" x 7' 6" (4.44m x 2.31m)
Single garage with front facing up and over door and electric power and lighting connected. The garage has also been extended to include an adjoining workshop (3.43m x 2.33m) with secondary access and also having electric power and lighting.

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 B.

ENERGY PERFORMANCE CERTIFICATE
Rating (awaiting assessment).

SOLAR PV
This property benefits from a solar PV system being installed , this will generate a proportion of electricity demand for the property. The owners of the property will receive payments for electricity generated through the Governments 'Feed in tariff'

Further information may be available upon request.

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.

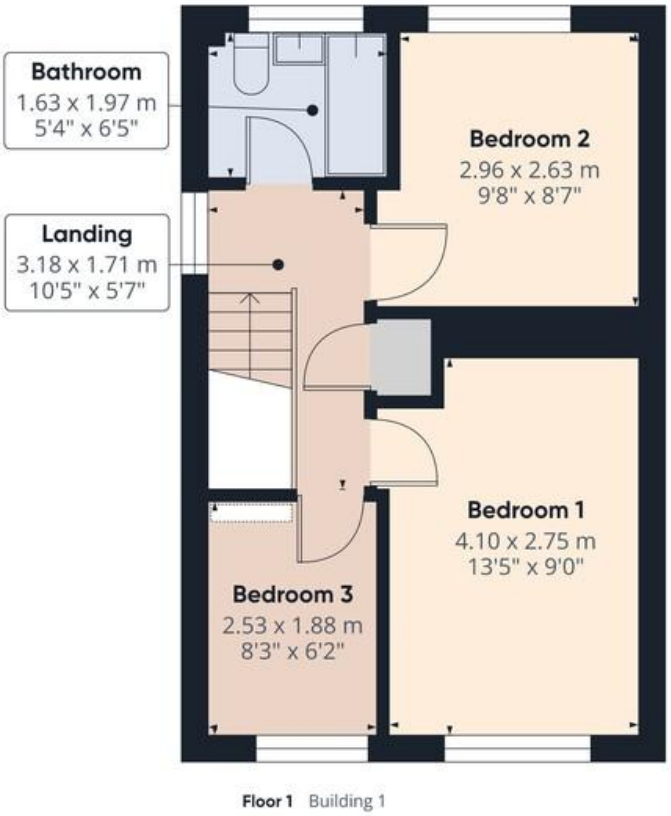
Floor plans are for illustrative purposes only.

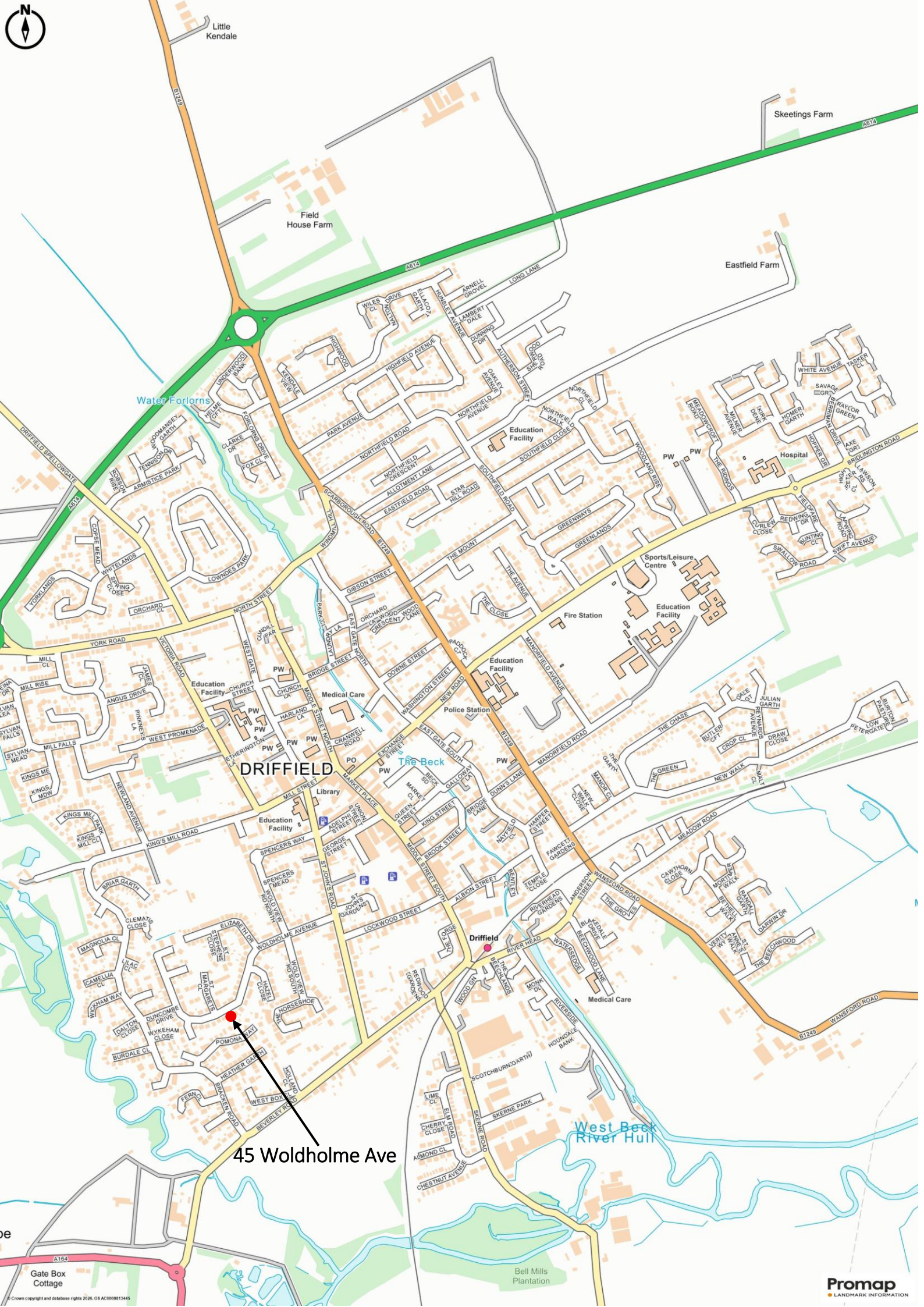
VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 61 sq m (659 sq ft). This area may differ from the floor area on the Energy Performance Certificate.






N
Little Kendale
B1249
Skeetings Farm
A614
Field House Farm
Eastfield Farm
LONG LANE
ARNELL GROVEL
LAMBERT DALE
DUNNING DR
LUTHERSON STREET
GOOD CRAIG SIDE
HUNSLEY AVENUE
WILES CL
DRIVE
MALTON
GLACOY GARTH
HIGHWOOD
HIGHFIELD AVENUE
KENDALE VIEW
UNDERWOOD BANK
Water Forlorns
HEMP CFT
FORLORNS DRIVE
CLARKE DR
FOX CL
GOODMANSEY GARTH
TENNISON DR
ROBSON RISE
ARMISTICE PARK
DRIFFIELD SKELLOWGATE
A614
OAKLEY AVENUE
NORTHFIELD AVENUE
PARK AVENUE
NORTHFIELD ROAD
NORTHFIELD CRESCENT
ALLOTMENT LANE
EASTFIELD ROAD
STAR HILL ROAD
SOUTHFIELD ROAD
SOUTHFIELD CLOSE
NORTHFIELD WALK
NORTHFIELD CL
Education Facility
WOODLAND RISE
GREENWAYS
GREENLANDS
THE MOUNT
THE AVENUE
THE CLOSE
Fire Station
Sports/Leisure Centre
Education Facility
PW
MEADOWCROFT ROAD
THE RIDINGS
MILNER AVENUE
KIRK DENE
HOMER GARTH
WHITE AVENUE
TASKER CL
SAVAGE GRT
TAYLOR GREEN
BRIDLINGTON ROAD
Hospital
HOPPER GR
AXE GRT
HIGH CLEVER RD
LAWSON CL
THELDIKE DR
REDWING DR
CURLEW CLOSE
BUNTING CL
LARKING ROAD
SWIFT AVENUE
SWALLOW ROAD
SCARBOROUGH ROAD
B1249
WINDMILL HILL
PARK CL
LUNDY LA
EAST GATE NORTH
ORCHARD LA
WOOD LANE
GIBSON STREET
NORTH STREET
YORK ROAD
VICTORIA ROAD
WEST GATE
CANDIL PARK
ORCHARD CL
COPSE MEAD
WHITELANDS
SPRING CLOSE
YORKLANDS
LOWNDES PARK
MILL CL
MILL RISE
ANGUS DRIVE
JAMES CL
PINFIELDS LA
SYLVAN FALLS
SYLVAN MEAD
KINGS MEAD
KINGS MDW
WEST PROMENADE
MILL FALLS
NEWLAND AVENUE
KINGS MILL PARK
KINGS MILL CL
KING'S MILL ROAD
Education Facility
CHURCH STREET
CHURCH LA
HARLAND LA
MIDDLE STREET NORTH
CRANWELL ROAD
ETHERINGTON LA
Medical Care
BRIDGE STREET
DOWNE STREET
PADDOCK CT
Education Facility
MANORFIELD AVENUE
WASHINGTON STREET
NEW ROAD
Police Station
B1249
MANORFIELD ROAD
EXCHANGE STREET
EAST GATE SOUTH
The Beck
DRIFFIELD
PO
MARKET PLACE
BECK SD
GALLOWAY LA
DUNN'S LANE
MILL STREET
Library
MARKET CL
QUEEN STREET
KING STREET
BRIDGE LANE
NAYFIELD CL
HARPER STREET
MIDDLE STREET SOUTH
BRIAR GARTH
SPENCERS WAY
SPENCERS MEAD
GEORGE STREET
ADELPHI STREET
UNION STREET
ST JOHN'S ROAD
ST JOHN'S GARDENS
WOLD VIEW
WOLD VIEW RD NORTH
WOLDHOLME AVENUE
LOCKWOOD STREET
ALBION STREET
BRITTEN CL
TEMPLE CLOSE
FANCETT GARDENS
THE CHASE
BUTLER CFT
CROP CL
DRAW CLOSE
REYNARDS AVENUE
GALE CT
JULIAN GARTH
BURTON PASTURES
LOW PETERGATE
THE GREEN
NEW WALK
NEW WALK CLOSE
MANOR CL
THE GARTH
WALT CL
MEADOW ROAD
WANSFORD ROAD
CAWTHORN CLOSE
MORTIMER WALK
BETHELL WALK
RANDALL GARTH
DARWIN DR
THE BEECHWOOD
VERITY WALK
ANNE WALK
ST ANNE'S
Driffield
RIVER HEAD
RIVERHEAD GARDENS
THE GROVES
LANDERSON STREET
BLACKDALE DRIVE
BEECHWOOD LANE
WATERSEDGE
Medical Care
B1249
WANSFORD ROAD
THE BERCHARDS
WOOD GR
REDWOOD GARDENS
THE ORGE
MONK CL
RIVERSIDE
HOUNDALE BANK
SCOTCHBURN GARTH
SKERNE PARK
SKERNE ROAD
ELM ROAD
CHERRY CLOSE
LIME CL
ALMOND CL
CHESTNUT AVENUE
West Beck
River Hull
ELIZABETH DR
STEPHENS CLOSE
ST MARGARETS CL
HAZEL CLOSE
THE HORSESHOE
CLEMATIS CLOSE
MAGNOLIA CL
LILAC CL
CAMELLIA CL
WYCKHAM WAY
DUNCOMBE DRIVE
WYKEHAM CLOSE
DALTON CLOSE
BURDALE CL
POMONA WAY
HEATHER GARTH
FERN CL
BRACKEN ROAD
WEST BOXGATE
HOLLAND
BEVERLEY ROAD
45 Woldholme Ave
A164
Gate Box Cottage
Bell Mills Plantation
Promap
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