



10 Chestnut Avenue
Drifffield
YO25 6SH

ASKING PRICE OF

£270,000

3 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Kitchen

 3
  2
  1
  Garage & Off Road Parking
  Gas Central Heating

10 Chestnut Avenue, Drifffield, YO25 6SH

An established detached house which successfully combines a great location with well planned extended accommodation on the ground floor and a private rear garden.

'Chestnut Avenue' is a cul-de-sac development of individual detached houses that are consistently in demand by discerning purchasers. Number 10 is extended to the rear which greatly enhances the accommodation by adding a dedicated kitchen that features a stunning roof lantern allowing the room to be naturally lit and creating a distinctive feature.

There are three first floor bedrooms as well as house bathroom plus externally, a side drive along with additional parking to the front and single garage.

The rear garden is enclosed and offers a good degree of privacy. The property has been steadily improved by the current vendors since their own purchase and allows the new purchaser to take on board further changes to their own taste

and requirements with the end result being a **SUPER HOUSE** in what is a **GREAT LOCATION!**

DRIFFIELD

Drifffield 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.



Lounge



Lounge



Dining Room



Kitchen

Accommodation

FRONT ENTRANCE

Into:

ENTRANCE HALL

7' 8" x 4' 1" (2.35m x 1.27m)

With straight flight staircase leading off to the first floor. Radiator.

LOUNGE

15' 1" x 10' 2" (4.60m x 3.11m)

A spacious front facing room with fitted window blinds and wall light points. Recessed niche with overhead lighting suitable for floor or wall mounted TV. Coved ceiling. Double radiator.

Opening into:

DINING ROOM

15' 0" x 10' 2" (4.58m x 3.11m)

With side window and coved ceiling. Built-in understairs storage cupboard. Radiator.

KITCHEN

14' 8" x 9' 10" (4.48m x 3.00m)

Fitted along two walls with a range of base and wall mounted cupboards with a maple-style finish and granite effect

worktops. Electric oven and grill plus four ring gas hob having an extractor over. One and a half bowl stainless steel sink with swan neck mixer tap and breakfast bar. Rear facing window and door to the rear. Double panelled radiator. Side door. A particular feature of this property is the roof lantern which is bespoke designed and allows a huge amount of light into this room. Tiled floor.

FIRST FLOOR LANDING

With built-in storage cupboard.

BEDROOM 1

13' 11" x 8' 8" (4.25m x 2.65m)

With front facing window. Coved ceiling. Radiator.

BEDROOM 2

11' 3" x 8' 10" (3.45m x 2.70m)

With rear facing window. Coved ceiling. Radiator.

BEDROOM 3

9' 3" x 5' 10" (2.82m x 1.79m)

With front facing window. Coved ceiling. Radiator.

BATHROOM

With suite comprising a panelled bath with shower over and curtained surround, pedestal wash hand basin and low level



Bedroom 1



Bedroom 2



Bedroom 3



Patio

WC. Fully tiled walls. Double panelled radiator.

OUTSIDE

The property stands back behind an expanse of gravelled front forecourt which provides off-street parking. The gravel extends along the side of the house providing a side drive leading to a single garage. To the rear of the property is an enclosed area of garden with a paved patio immediately adjacent to the house which gives way to a raised lawn.

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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

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

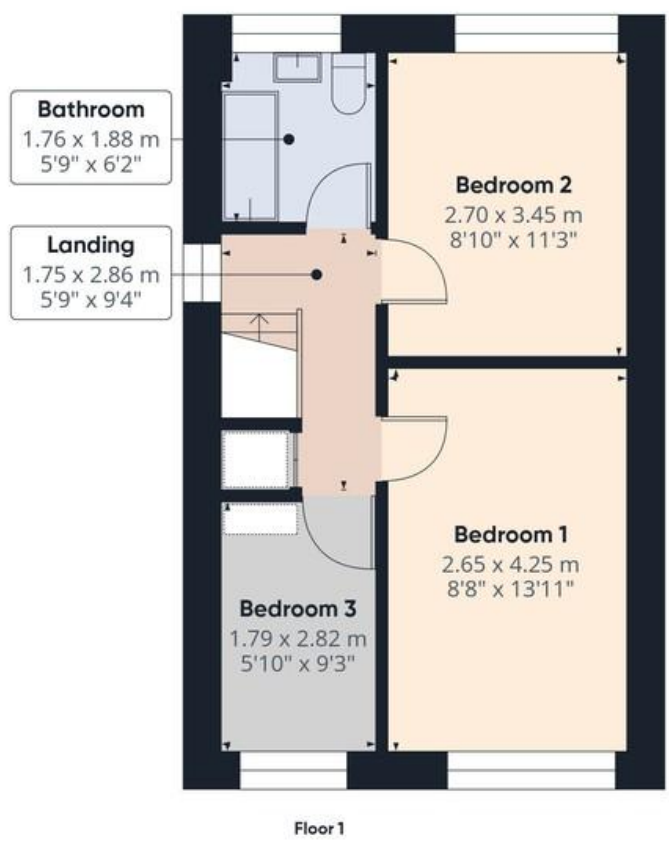
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

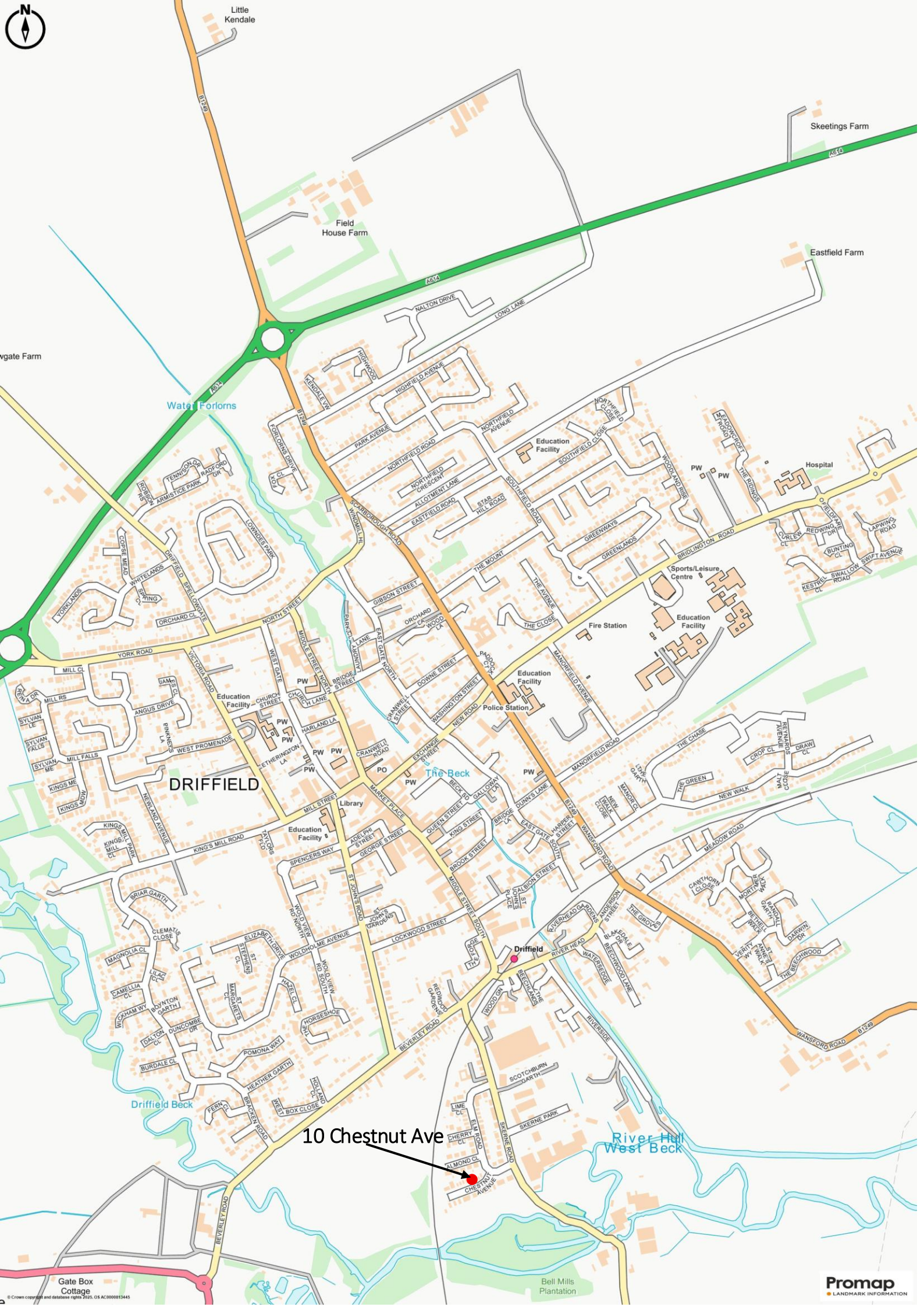
Regulated by RICS



Rear Elevation

The digitally calculated floor area is 82 sq m (878 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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