



22 Woldholme Avenue
Drifffield
YO25 6RB

ASKING PRICE OF

£180,000

3 Bedroom Semi-Detached House



Garden



3



1



1



Garage & Off
Road Parking



Gas Central Heating

22 Woldholme Avenue, Driffield, YO25 6RB

An established semi-detached house in a popular residential setting, convenient for town centre access along with the many amenities of Driffield including local schools. An ideal family orientated home including three bedrooms together with generously proportioned ground floor accommodation that includes a combined lounge and dining room plus fitted kitchen. There is also a useful second ground floor WC.

With front and rear gardens plus off-street parking by way of a side drive plus single garage. Overall, the property is in good order, however, would benefit from modernisation and re-decoration in places, though the price does reflect this.

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.



Kitchen



Lounge/Dining Area



Conservatory



Bedroom 1

Accommodation

SIDE ENTRANCE

Into:

LOBBY

5' 9" x 2' 7" (1.76m x 0.81m)

With staircase leading off to the first floor.

CLOAKROOM/WC

5' 2" x 2' 7" (1.59m x 0.80m)

With low level WC and wash hand basin.

LOUNGE/DINING AREA

With front window. Two radiators.

Double doors leading into:

CONSERVATORY

8' 5" x 7' 9" (2.57m x 2.38m)

Of PVC and glass construction and having a wall mounted electric heater. Radiator.

KITCHEN

11' 8" x 7' 1" (3.57m x 2.16m)

Fitted with range of kitchen units and finished with traditional style Shaker doors with contrasting chrome handles and

worktops. Inset single sink with mixer tap and space for a slot-in electric cooker. Space and plumbing for automatic washing machine. Door to the rear.

Built-in cupboard housing the gas fired boiler.

FIRST FLOOR LANDING

10' 6" x 5' 7" (3.22m x 1.71m)

With side window and built-in cupboard housing hot water cylinder.

BEDROOM 1

12' 11" x 8' 11" (3.94m x 2.74m)

With front facing window and built-in range of bedroom furniture including wardrobes, overhead cupboards and bedside tables. Radiator.

BEDROOM 2

11' 10" x 8' 7" (3.61m x 2.63m)

With rear facing window and built-in range of wardrobes along one wall.

BEDROOM 3

8' 2" x 6' 2" (2.51m x 1.88m) With front facing window and built-in wardrobes. Radiator.



Bedroom 2

BATHROOM

6' 5" x 5' 5" (1.98m x 1.66m)

With suite comprising panelled bath and having a shower over. Low level WC and pedestal wash hand basin. Fully tiled around the shower and electric towel radiators.

OUTSIDE

The property stands back from the road behind an open plan front forecourt and there is a side drive which leads to a single garage. To the rear of the property is an enclosed area of garden, this being mainly ornamental with gravelled beds and a curved path leading to a patio with greenhouse.

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.

COUNCIL TAX

Band B.

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



Bedroom 3



Garden

themselves that any planning regulation was adhered to as this information is seldom available to the agent.

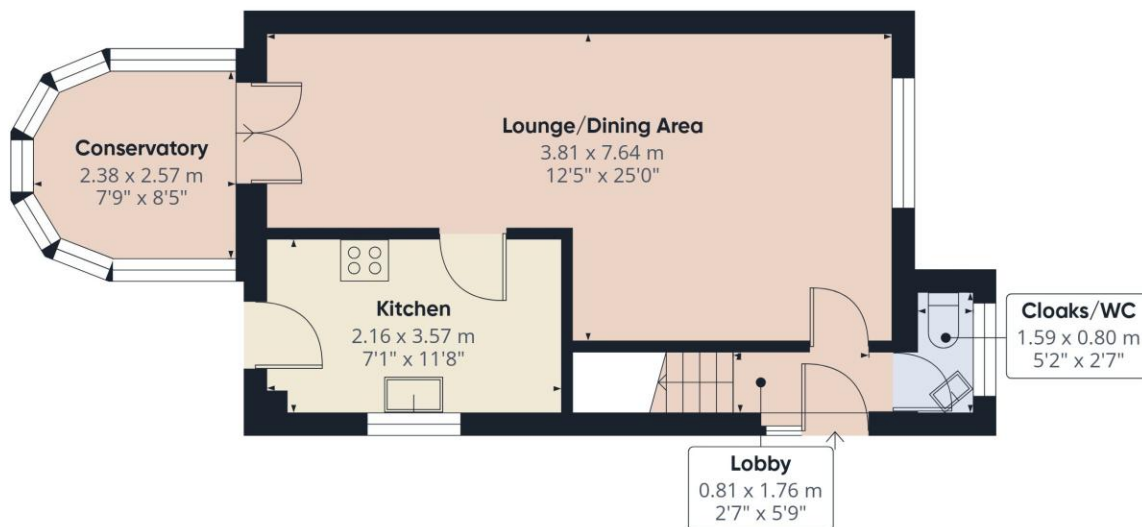
Floor plans are for illustrative purposes only.

VIEWING

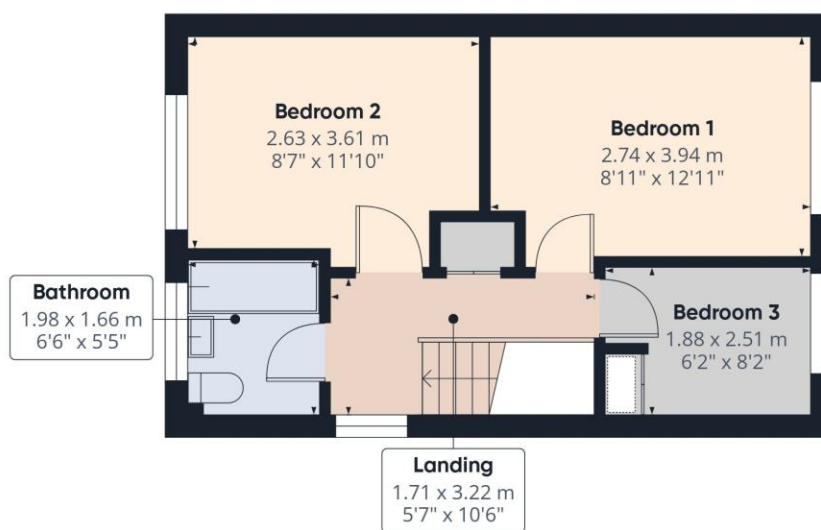
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 74.2sq m (798 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

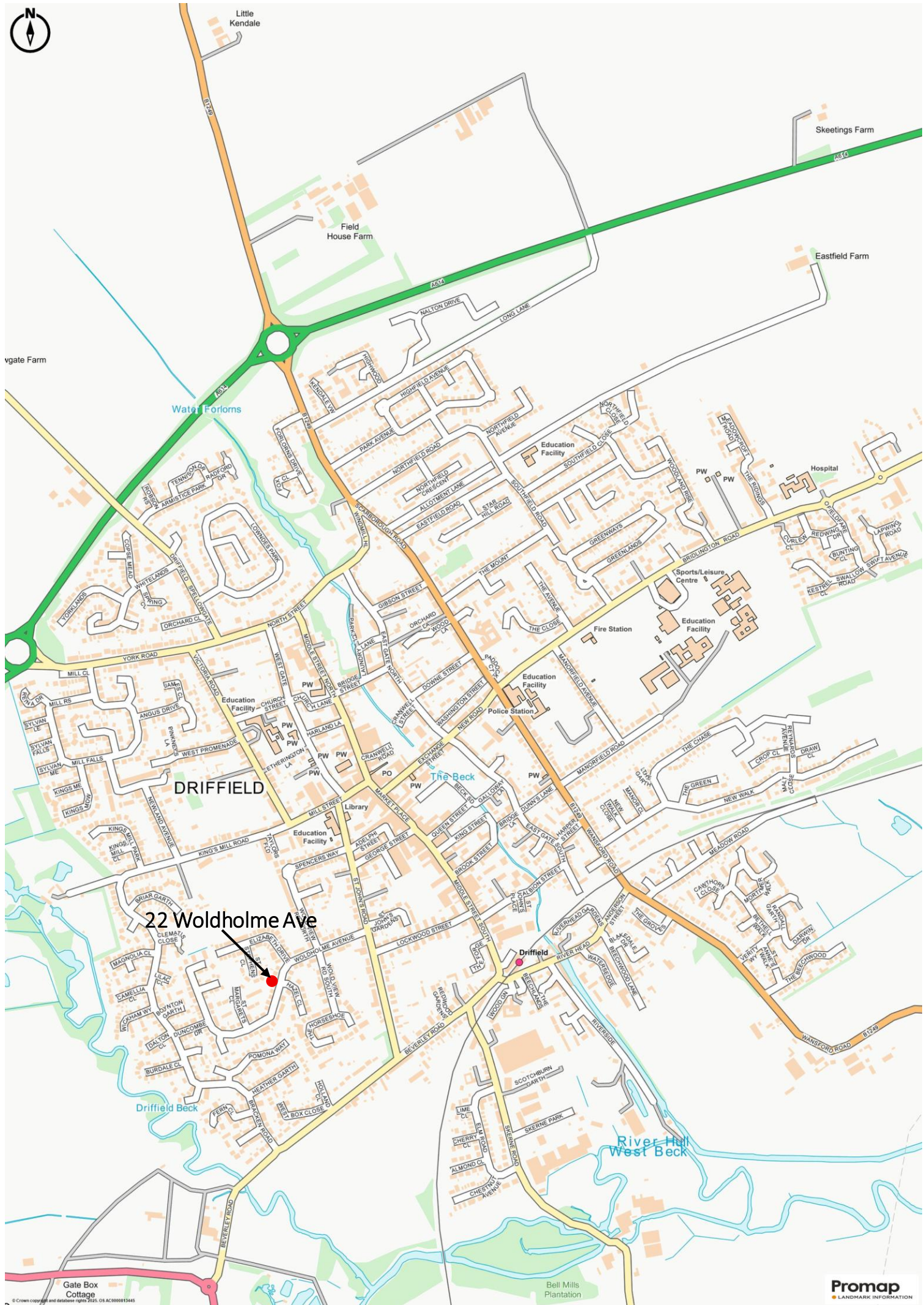


Floor 0 Building 1



Floor 1 Building 1





Gate Farm

Little
Kendale

Field
House Farm

Skeetings Farm

Eastfield Farm

Water Forlorns

DRIFFIELD

22 Woldholme Ave

Driffield Beck

River Hull
West Beck

Gate Box
Cottage

Driffield

Bell Mills
Plantation

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

