



3 Reynards Avenue  
Driffield

YO25 5AL

ASKING PRICE OF

**£210,000**

**3 Bedroom Semi Detached House**



Kichen/Living Area



3



1



1



Off Road  
Parking



Gas Central Heating

### 3 Reynards Avenue, Driffield, YO25 5AL

An established semi-detached house in what has become a very popular area of Driffield designed and constructed by local developers G P Atkin Homes Ltd. This property is in their popular "Hornbeam" design that provides contemporary living space including a very attractive, light and airy lounge with well equipped kitchen area, this being the main focal point of the house.

The remaining accommodation includes a ground floor WC plus extremely useful utility space - great for hiding a washing machine or even a dryer!

The first floor features a delightful master bedroom, this being the full width of the house and benefitting from fitted wardrobes along one wall. The remaining two bedrooms are located to the rear and offer views of the garden. The house bathroom is well equipped with a 'P' shaped shower/bath with mixer shower in situ, it is also fully tiled with a tiled flooring. There is a side drive which provides ample off-street parking

plus enclosed area of garden to the rear featuring enhanced patio immediately adjacent to the house and includes a covered pergola area.

#### 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.



Entrance Hall



Cloakroom/WC



Kitchen



Living Area

## Accommodation

### ENTRANCE HALL

9' 5" x 3' 2" (2.88m x 0.99m)

With fitted laminate flooring. Coved ceiling and feature oak finished cottage style doors leading off. Radiator.

### CLOAKROOM/WC

6' 4" x 3' 2" (1.94m x 0.97m)

With low level WC and laminate flooring, pedestal wash hand basin with splashback. Coved ceiling. Radiator.

### UTILITY CUPBOARD

Plumbing for automatic washing machine and provision for a dryer.

### KITCHEN/LIVING ROOM

27' 0" x 15' 5" (8.24m x 4.72m)

Featuring a contemporary range of kitchen units including base and drawer cupboards along with wall mounted cupboards to match, finished with a wood effect worktop and featuring integrated appliances including electric oven, electric hob with extractor over, fridge, freezer and dishwasher. Fitted laminate flooring and inset one and a half bowl stainless steel sink. Coved ceiling. Recessed ceiling spotlights.

Open plan into Living Area featuring built in understairs storage cupboard, French doors onto the rear patio, coved ceiling and double panelled radiator.

### FIRST FLOOR LANDING

8' 9" x 3' 2" (2.68m x 0.99m)

### BEDROOM 1

13' 7" x 9' 2" (4.15m x 2.81m)

With twin front facing windows, fitted range of wardrobes along one wall. Radiator.

### BATHROOM

6' 5" x 5' 10" (1.97m x 1.78m)

With 'P' shaped bath with a shower over and curved edge glass screen, low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Heated chrome towel radiator.

### BEDROOM 2

10' 5" x 9' 0" (3.19m x 2.76m)

With rear facing window. Radiator.

### BEDROOM 3

11' 5" x 5' 11" (3.50m x 1.82m)

With rear facing window. Radiator.

### OUTSIDE

The property stands back from the road behind its own front forecourt garden, there is a side drive which provides vehicle parking.

To the rear of the property is an enclosed area of garden which is predominantly lawned within a fenced boundary. There is a



Bedroom 1



Bedroom 1



Bathroom



Bedroom 2

paved patio immediately to the rear of the house, this has been enlarged since construction and also features a pergola.

**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 B.

**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 Ulyyotts 01377 253456 - Option 1.

Regulated by RICS



Bedroom 3

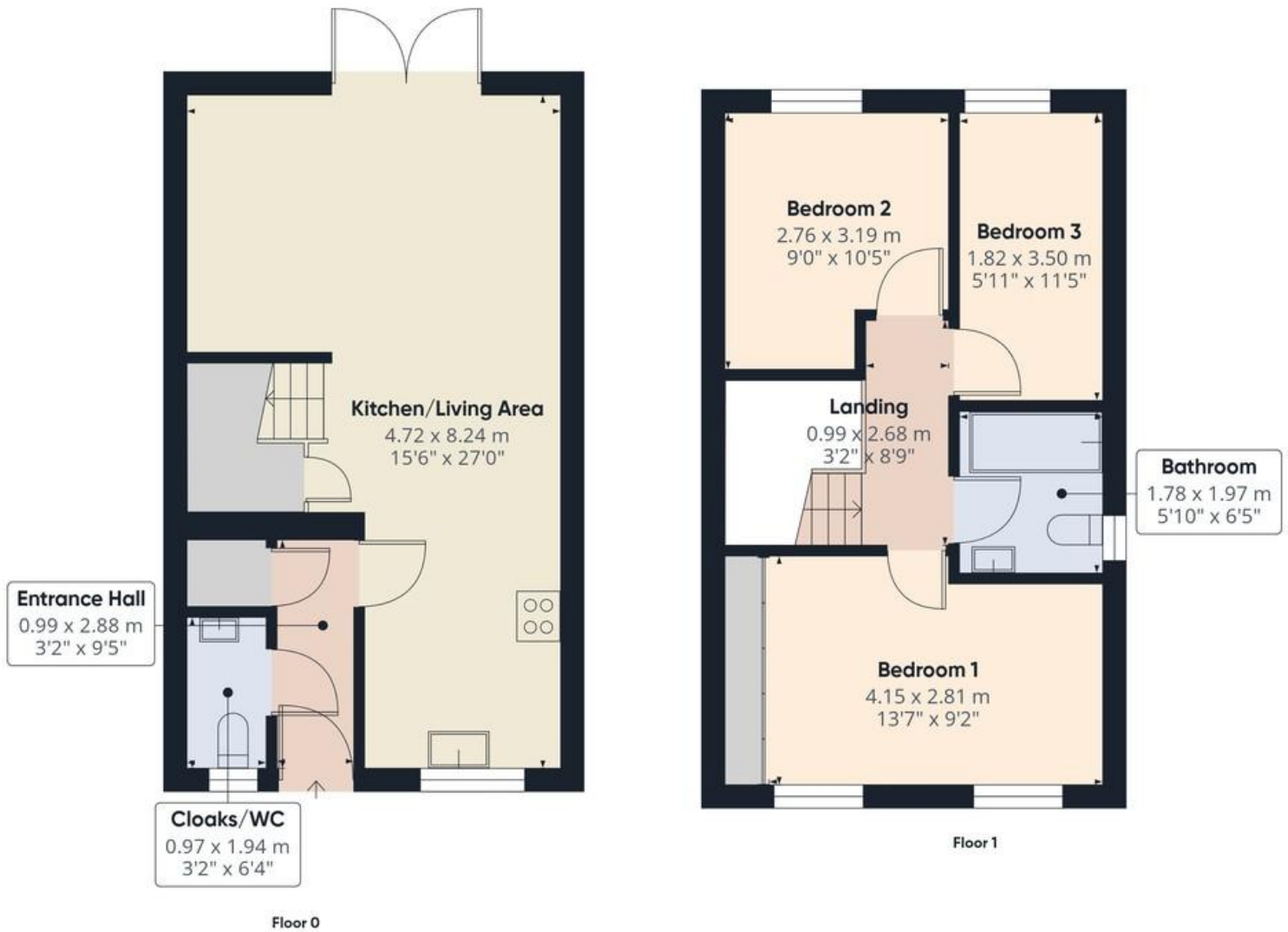


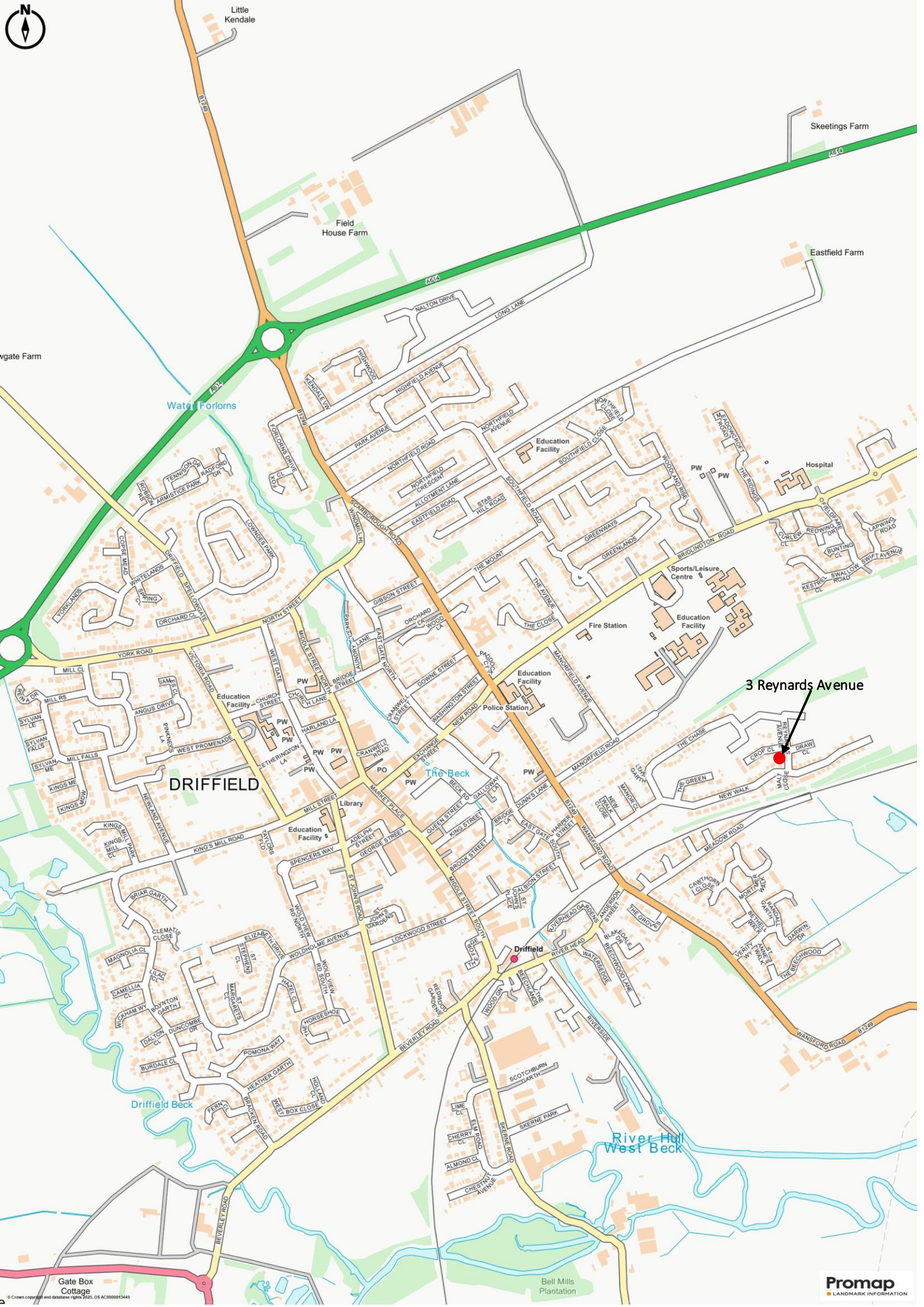
Garden



Rear Elevation

The digitally calculated floor area is 71.1 sq m (766 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

Hospital

3 Reynards Avenue

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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