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**56 Newland Avenue
Driffield
YO25 6TX**

Excellent setting

Immaculate throughout

Delightful, front facing lounge

Well fitted kitchen with separate dining area

Off street parking and garage

Superb, landscaped gardens to the rear.

**Asking Price Of:
£250,000**



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56 Newland Avenue

Driffield

YO25 6TX



Located within a prime setting, convenient for access into Driffield town centre, this is a delightful, immaculately presented bungalow, in ready to move in condition and which will not disappoint upon making arrangements to view. The accommodation has been enhanced by making the dining room and kitchen open plan and separating this from the lounge via double French doors. A particular feature of the property is the garden which is delightfully enclosed and offers excellent privacy.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ENTRANCE HALL

The most attractive entrance hall with feature vinyl flooring, wood effect doors with chrome handles leading off to all accommodation. Radiator.

KITCHEN

9' 8" x 7' 5" (2.95m x 2.28m)

Beautifully fitted with a range of traditional style kitchen units with shaker doors finished in cream with chrome effect handles including base and wall mounted cupboards along with worktops. Integrated appliances include Zanussi four ring gas hob and matching electric oven, extractor canopy. Integrated dishwasher and wine rack. Inset single drainer sink with base cupboard beneath and swan neck mixer tap. Opening into:



DINING ROOM

8' 8" x 7' 6" (2.65m x 2.29m)

With front facing window, decorative ceiling coving and luxury vinyl flooring (Amtico) in a tile effect. Double panel radiator. French doors leading into:



LOUNGE

17' 1" x 10' 8" (5.21m x 3.26m)

With feature gas living flame fire within an attractive face around, decorative ceiling coving, front facing window and double panelled radiator.



BATHROOM

Beautifully fitted suite with low profile shower tray with glass side screen housing a chrome mixer shower and encased cistern WC and vanity wash basin. Fully tiled walls and inset ceiling lighting. Chrome heated towel rail. Ceramic tiled floor.



BEDROOM 1

13' 11" x 9' 3" (4.26m x 2.82m)

Attractive rear facing room with views onto the garden. Radiator.



BEDROOM 2

11' 8" x 9' 1" (3.57m x 2.77m)

Again, rear facing with radiator and French doors leading out onto an Indian stone patio.

OUTSIDE

The property stands back from the road behind an attractive forecourt garden. There is vehicle access from the road providing parking for multiple vehicles. The drive leads to a single garage, part of which is partitioned to form an office. To the rear of the property is a most attractive expanse of enclosed garden featuring paved patio, shaped lawn and side planted beds plus summer house.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (TBC) This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

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.

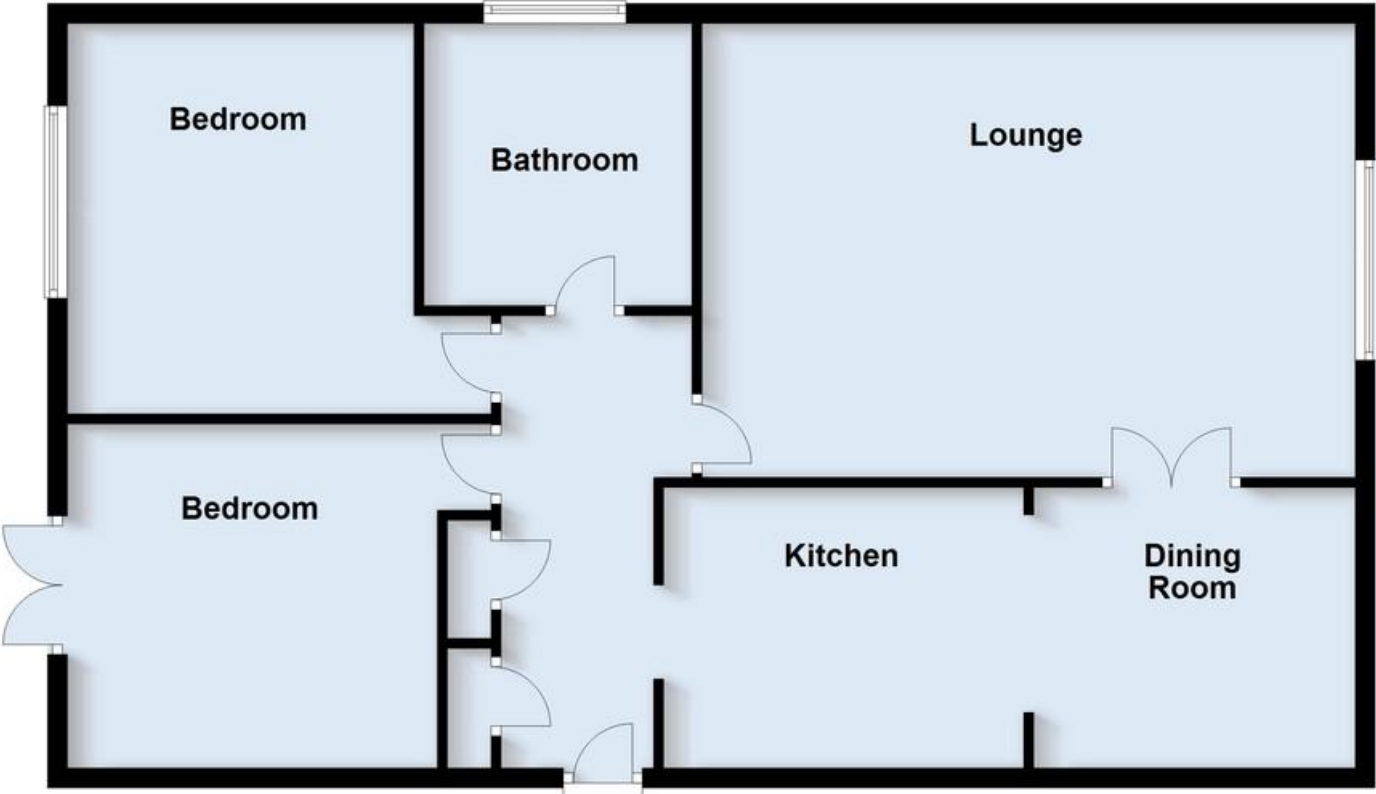
Floor plans are for illustrative purposes only.

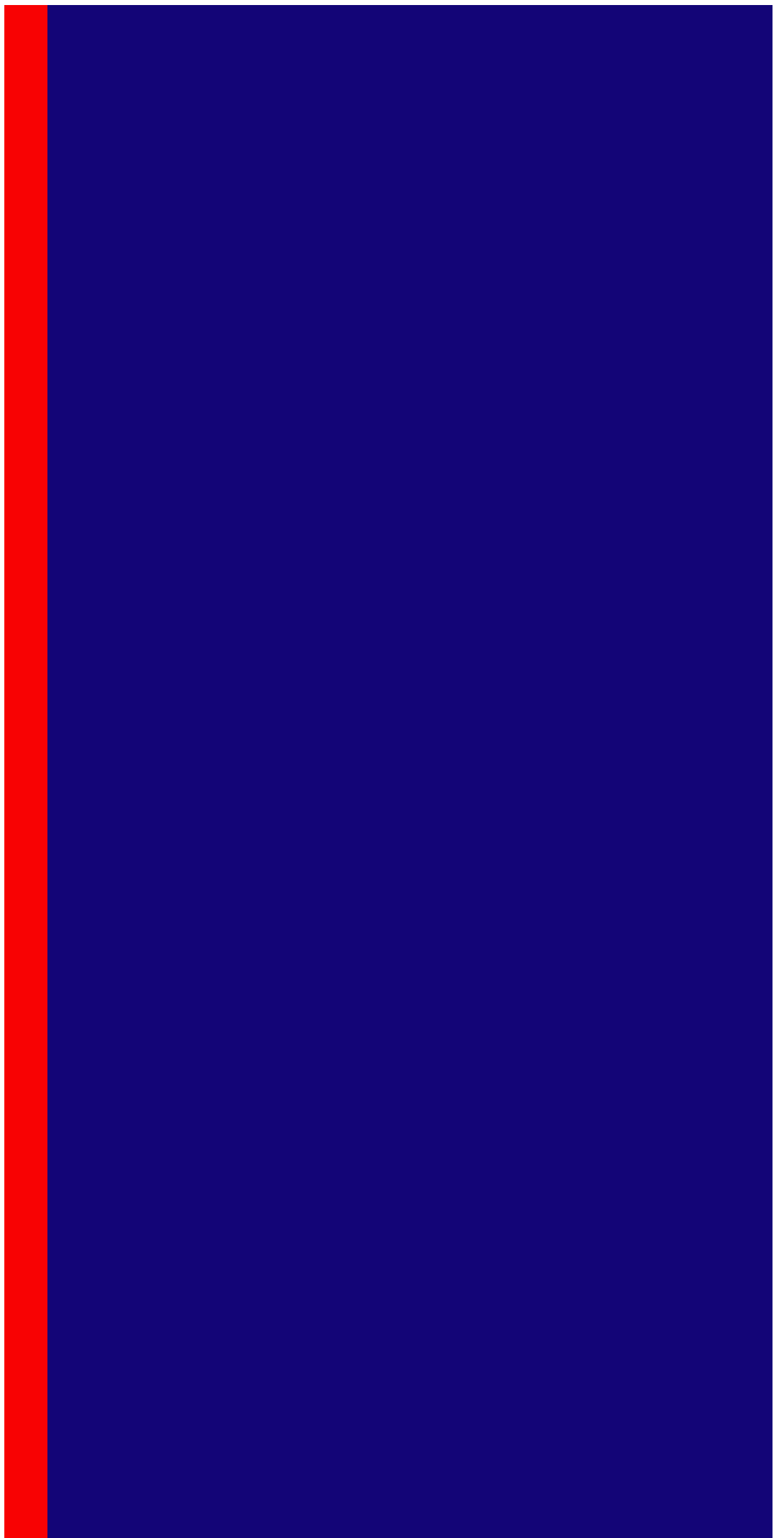
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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Ground Floor







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