



**Ulllyotts**  
Chartered Surveyors

**10 Chestnut Avenue  
Driffield  
YO25 6SH**

Great location

Extended home

Plentiful off-street parking

Superb gardens

Three bedrooms

Convenient for town centre

**Asking Price Of:  
£250,000**



01377 253456

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# 10 Chestnut Avenue

Driffield

YO25 6SH



Located within a quiet delightful development, convenient for access to the town centre, this is a well proportioned detached house which has been extended to the rear. The original accommodation which included three first-floor bedrooms has been enhanced by the addition of a dedicated spacious breakfast kitchen which compliments perfectly the remaining accommodation of lounge and dining room. There is plenty of off-street parking to the front and a side drive which leads to a single garage whilst, to the rear, is a delightful expanse of garden.

In short, this is a beautifully appointed home, set within a choice cul-de-sac location offering light and airy accommodation which does not fail to impress.

## 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

With staircase leading off, radiator.

## LOUNGE

10' 4" x 15' 1" (3.16m x 4.62m)

With front facing window, coved ceiling, radiator and wall light points. Opening into:



## DINING ROOM

10' 3" x 15' 2" (3.13m x 4.63m)

With side window, radiator and built-in understairs storage cupboard.



## KITCHEN

10' 0" x 14' 11" (3.06m x 4.55m)

Extensively fitted with a range of modern kitchen units finished with Maple effect doors with chrome style handles, integrated double oven with four ring gas hob and extractor canopy over, integrated dishwasher and fridge freezer, plus washing machine. Fitted breakfast bar, tiled floor and radiator. Door to the rear.



## LANDING

### **BEDROOM 1** 8' 11" x 14' 3" (2.73m x 4.35m)

A delightful, front facing room, covered ceiling, radiator and built-in range of wardrobes with central dresser.



### **BEDROOM 2** 8' 11" x 11' 5" (2.73m x 3.48m)

Rear facing with views onto the garden, covered ceiling, radiator.



### **BEDROOM 3**

9' 6" x 5' 10" (2.92m x 1.8m)

Radiator and covered ceiling.



## BATHROOM

With suite in white comprising panelled bath with mixer shower over, low-level WC and pedestal wash basin. Radiator and fully tiled walls.



## OUTSIDE

The property stands back from the road behind an expanse of predominantly gravelled forecourt garden which provides off-street parking. A side drive leads to a single garage.

To the rear of the property is an enclosed expanse of predominantly lawned garden with side borders. Immediately to the rear of the property is a paved patio and there is also a water feature.



### **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 C.

### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band 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.

### **WHAT'S YOURS WORTH?**

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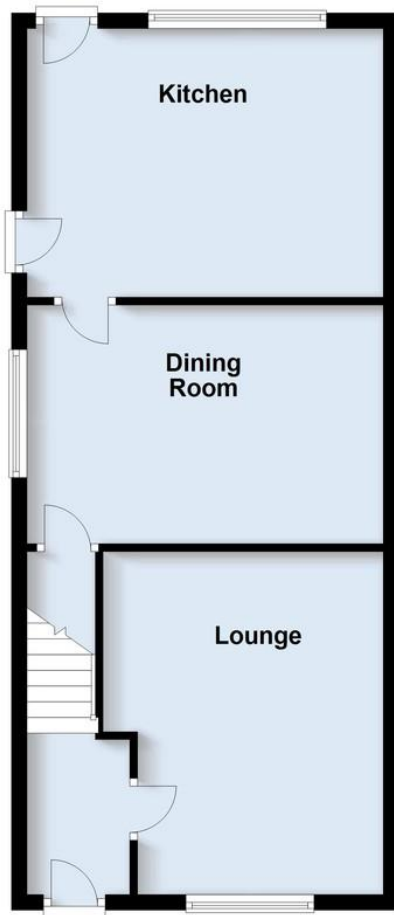
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### **VIEWING**

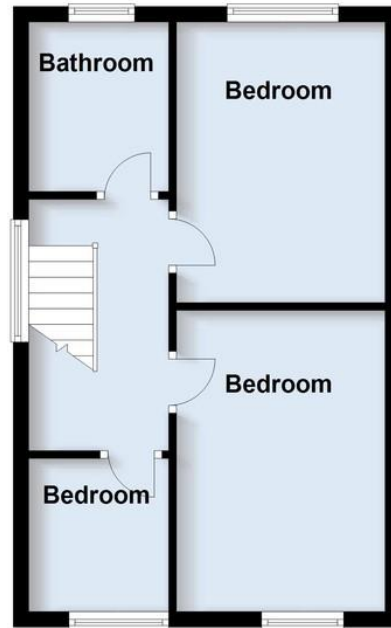
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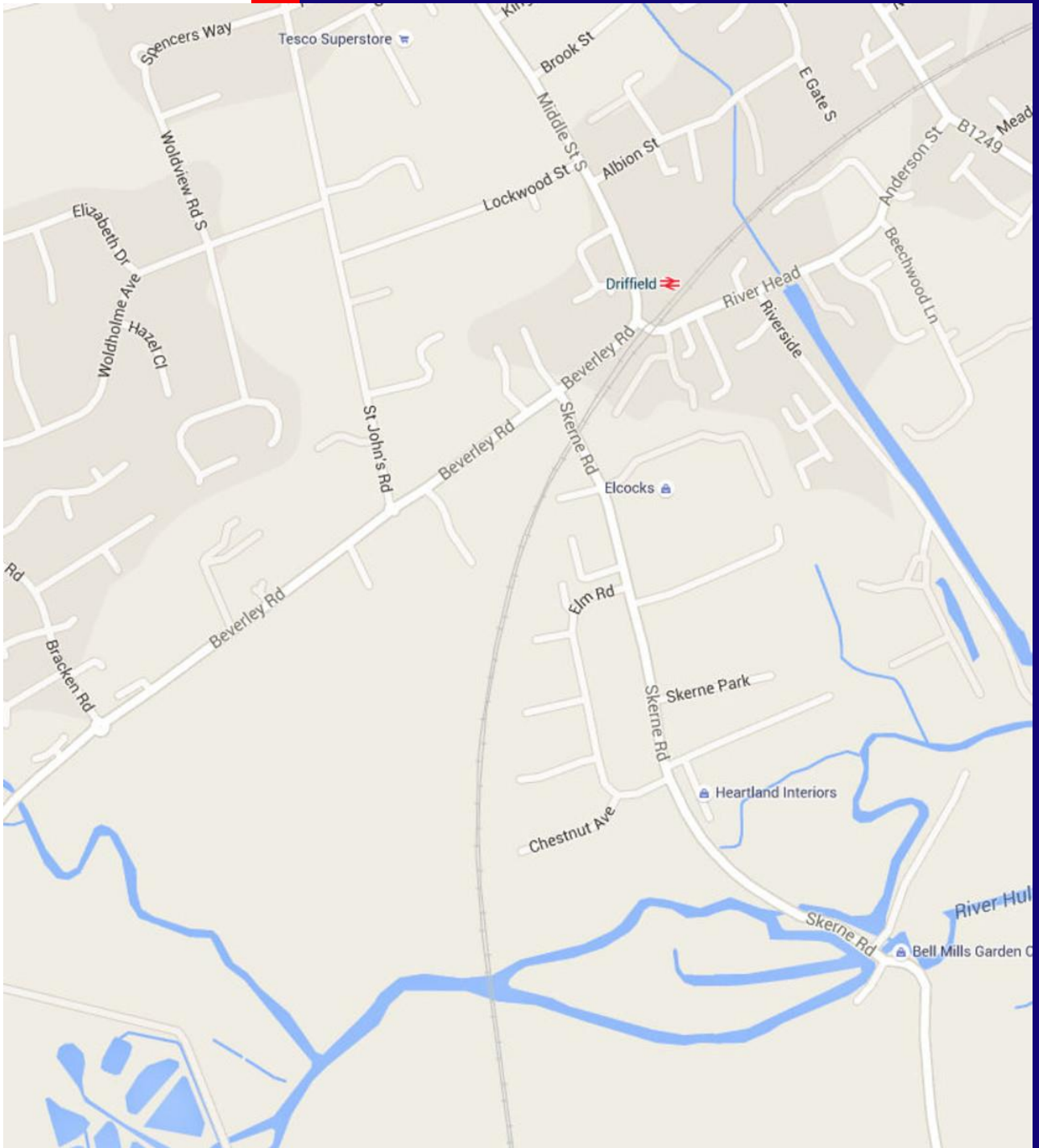
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**Ground Floor**



**First Floor**







**64 Middle Street South, Driffield, YO25 6QG**

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