



Ulllyotts
Chartered Surveyors

**54 Highfield Avenue
Driffield
YO25 5EP**

**Extended Family Home
Four Bedrooms
Master Bedroom with en-suite**

**Up to three reception rooms
Ample car parking
Large single garage**

**Asking Price Of:
£220,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

54 Highfield Avenue

Driffield

YO25 5EP



Located within a quiet cul-de-sac which forms Highfield Avenue on a corner plot providing extensive parking and gardens to the rear. This home has been extended thoughtfully to the side and rear, which greatly enhances the accommodation and now includes up to three reception rooms and four bedrooms, the master bedroom in itself being extremely generous and having an en-suite. With parking at a premium nowadays, this property has its own front vehicular access and garage plus additional side drive suitable for caravan/motorhome or simply an additional car.

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.

ACCOMMODATION

ENTRANCE LOBBY

A spacious Entrance to the property, which could be used as a small room in its own right and featuring tiled floor.

LOUNGE

14' 3" x 11' 11" (4.36m x 3.64m)

With fitted laminate flooring and front facing window, coved ceiling and double panelled radiator.



DINING ROOM

15' 0" x 10' 4" (4.59m x 3.17m)

With fitted laminate flooring. Radiator.



Opening into:

SITTING ROOM

11' 3" x 8' 11" (3.45m x 2.73m)

A useful extension from the original accommodation and featuring patio doors.



KITCHEN

14' 6" x 6' 0" (4.44m x 1.83m)

Extensively fitted with a range of modern kitchen units, in white with grey trim, and featuring base and wall mounted cupboards along with worktops. Inset one and a half bowl sink with base cupboard beneath. Space for a slot-in gas cooker.



FIRST FLOOR

LANDING

BEDROOM 1

18' 10" x 11' 2" (5.75m x 3.41m)

A delightfully spacious room featuring front facing window and radiator.



EN-SUITE

An extremely spacious room and featuring shower enclosure, vanity wash hand basin and low level WC. Heated towel rail.



BEDROOM 2

10' 7" x 7' 8" (3.24m x 2.36m)

Rear facing window. Radiator.

BEDROOM 3

9' 0" x 8' 2" (2.76m x 2.49m)

A front facing room with views along the cul-de-sac.



BEDROOM 4

7' 10" x 6' 8" (2.40m x 2.05m)

Radiator.

BATHROOM

With three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Fully tiled walls. Radiator.

OUTSIDE

The property stands at the head of a cul-de-sac on a wedge shape plot and provides vehicular access to the front and towards the single attached garage. In addition, there is a further side drive suitable for vehicles such as caravan, motorhome or even just an addition car, whilst to the rear of the property is an extensive area of garden. Six seater under cover hot tub.



The garden features timber decking, small lawned area plus further expanse which includes a summerhouse and integrated timber shed.

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 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 B.

ENERGY PERFORMANCE CERTIFICATE The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

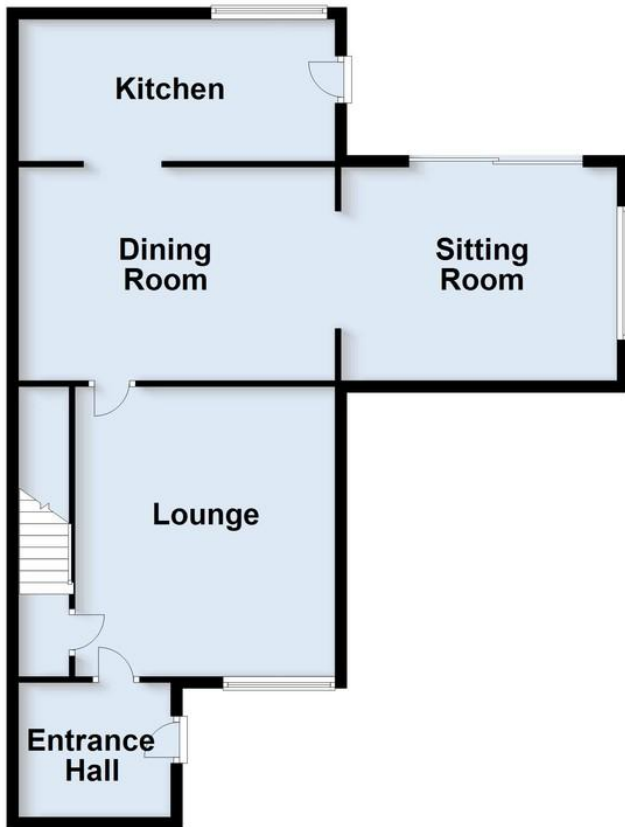
*by any local agent offering the same level of service.

VIEWING

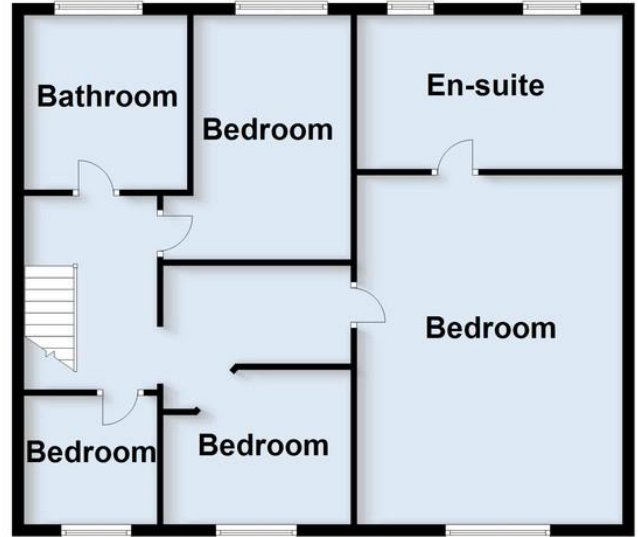
Strictly by appointment (01377) 253456

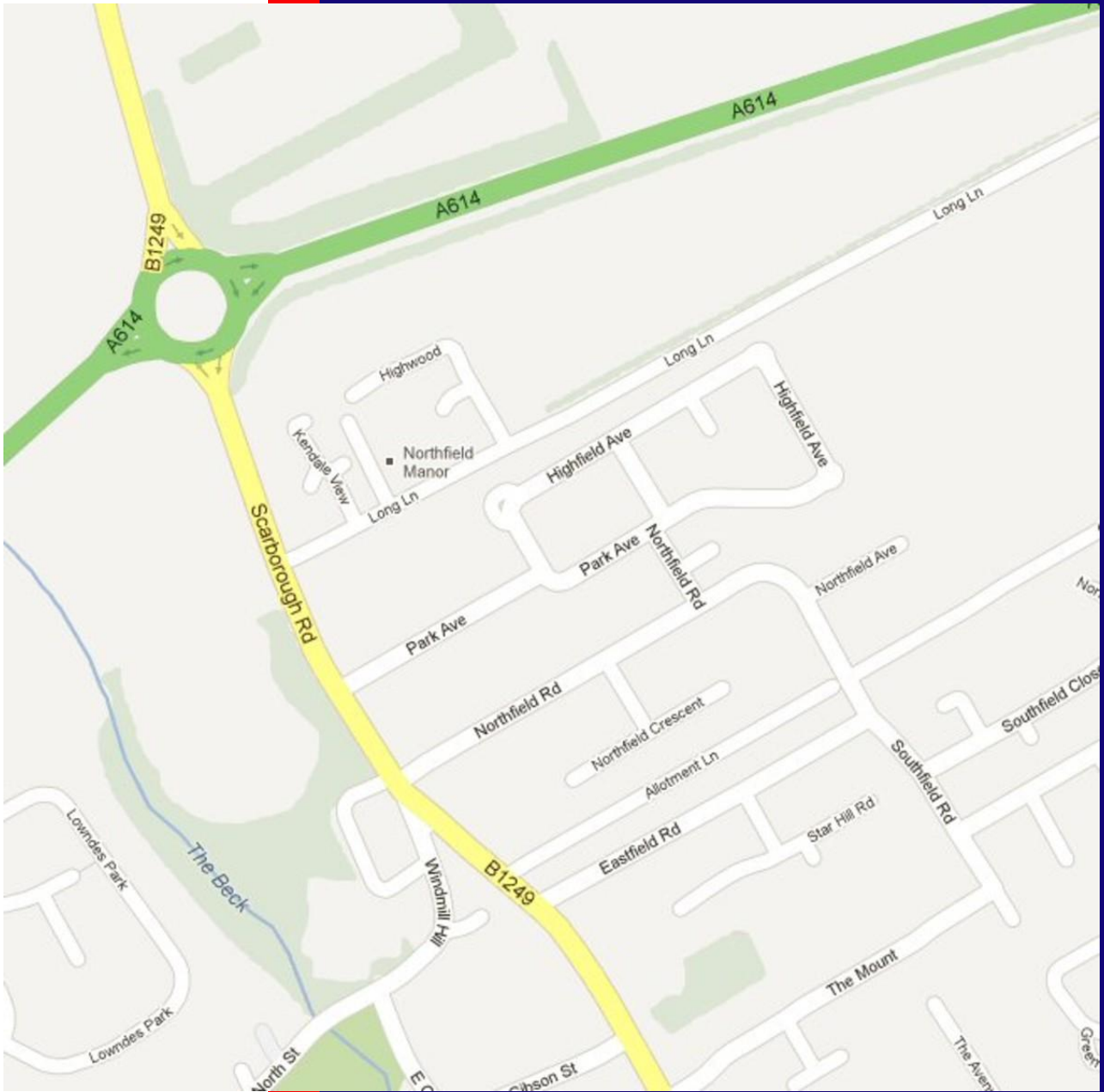
Regulated by RICS

Ground Floor



First Floor







64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com