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Chartered Surveyors

**107 Highfield Avenue  
Driffield  
YO25 5ER**

Popular residential area  
Semi detached house  
Three bedrooms

Well appointed throughout  
Off street parking and garage  
Viewing recommended

**Asking Price Of:  
£190,000**



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# 107 Highfield Avenue

Driffield

YO25 5ER



An increasingly rare opportunity to purchase an established semi-detached house in a popular residential setting in Driffield. The property is presented to an excellent standard throughout and provides three bedroom accommodation with the added attraction of a conservatory leading immediately off the dining kitchen.

The property has been subject to a program of improvements by the vendor and these include a new roof, new boiler and general redecoration of the interior.

In short, this is a super house, ideal for first time buyers or even small families looking for something to move straight into with the added bonus of off street parking and garage.

## 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, Wilko, Iceland, Boyes, M&Co, 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 LOBBY

With further access into:

### LOUNGE

14' 3" x 15' 1" (4.36m x 4.62m)

An attractive light and airy room with large front facing window, mock chimney breast with timber overmantel feature and display niche. Staircase leading off with spindled ballustrade. Radiator.



### DINING/ BREAKFAST KITCHEN

12' 10" x 14' 7" (3.93m x 4.47m)

Fitted along three walls with a range of modern styled kitchen units featuring shaker style doors with chrome handles.

Woodblock affect worktops and integrated appliances include dishwasher. Fitted extractor canopy with space for a slot in cooker. 1 1/2 sink with Swan neck mixer tap and base cupboard beneath. Breakfast bar with cupboard beneath.



### CONSERVATORY

8' 9" x 8' 6" (2.69m x 2.6m)

Having attractive views onto the garden and beyond.



### LANDING

With built in cupboard.

### BEDROOM 1

14' 7" x 8' 8" (4.47m x 2.66m)

With front facing window and radiator. Curtained hanging recess.



### BEDROOM 2

10' 4" x 9' 9" (3.17m x 2.98m)

With rear facing window having an open aspect. Radiator.



### BEDROOM 3

8' 2" x 6' 4" (2.5m x 1.95m)

With front facing window and radiator.



### BATHROOM

With suite comprising panel bath having a mixer shower over with glass side screen, vanity wash basin and low level WC.



## OUTSIDE

The property stands back from the road behind an expanse of front, forecourt style garden plus side drive which leads to a single garage.

To the rear of the property is an attractive area of garden which is predominantly laid to lawn whilst also having a gravelled seating area and raised bed borders plus patio. A particular feature of the rear garden is the purpose constructed bar area which also incorporates a useful store.



## 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.

## ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band C. 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.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## NOTES

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.

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## VIEWING

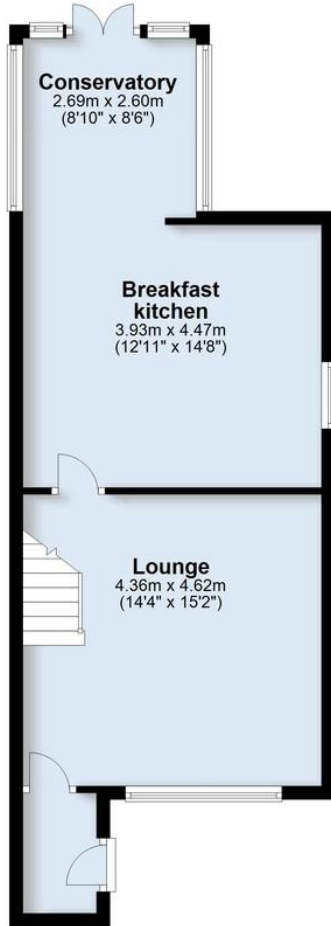
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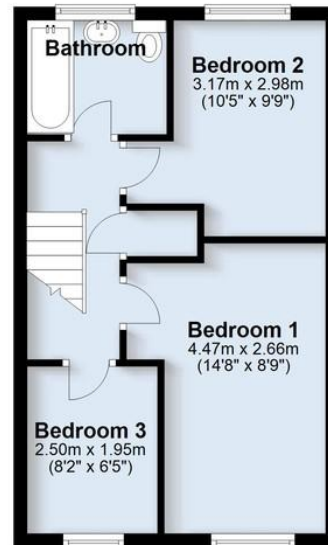
# Approximately 77 square metres

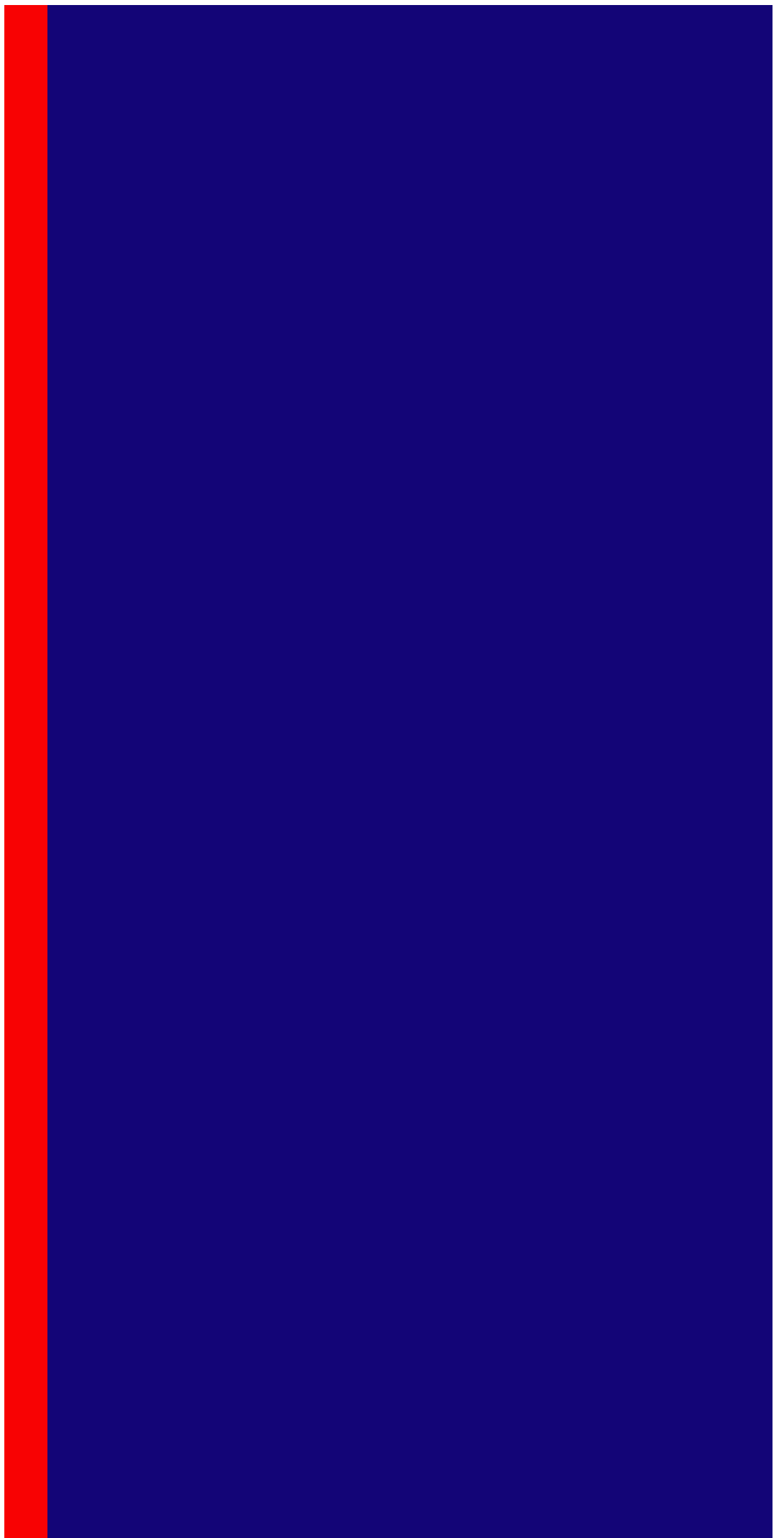
( from EPC calculation, this may exclude conservatories )

## Ground Floor



## First Floor







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

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