



8 Milner Avenue
Drifffield
YO25 5DF

ASKING PRICE OF

£250,000

3 Bedroom Detached House

Est. 1891
Ulllyotts
Estate Agents

01377 253456



Rear Elevation

 3
  2
  2
  Garage & Off Road Parking
  Gas Central Heating

8 Milner Avenue, Driffield, YO25 5DF

Forming part of the popular modern development by Bellway Homes on the outskirts of Driffield, this is a property which certainly stands out from many of its contemporaries. It is in a surprisingly quiet location with minimal outside traffic and the current owner has thoughtfully adapted the frontage to provide additional car parking.

The accommodation on offer is finished with a contemporary feel with modern fixtures and fittings to the kitchen, bathroom, en-suite and cloakroom. The range of accommodation includes front facing lounge, open plan day room with kitchen to the rear, that has an aspect onto the garden, cloakroom/WC, three bedrooms including a master bedroom with en-suite along with a house bathroom on the first floor. There is an integrated single garage.

Overall, this is a great all round home suitable for a variety of purchasers from first time buyers looking for contemporary living in a great setting, through to buyers simply wanting to scale down and the low maintenance modern finish of this home certainly will keep ongoing maintenance work to a minimum.

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.



Lounge



Kitchen



Day Room



Bedroom 1

Accommodation

ENTRANCE LOBBY

3' 6" x 2' 7" (1.08m x 0.79m)

Radiator.

With further access into:

LOUNGE

13' 1" x 11' 8" (3.99m x 3.57m)

With front facing window. Radiator.

Door leading into:

INNER HALL

7' 8" x 3' 2" (2.35m x 0.99m)

With staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

4' 4" x 3' 3" (1.33m x 1.00m)

With low level WC having a concealed cistern with a chrome push button mechanism and pedestal wash hand basin. Half tiled to two walls. Radiator.

DAY ROOM/KITCHEN

19' 8" x 9' 6" (6.00m x 2.90m)

With a tiled floor and being fitted along three walls with a modern range of kitchen units including base cupboards and

wall mounted cupboards to match and finished with chrome effect handles and worktops to the base units. Integrated appliances include electric hob with stainless steel splash back and extractor over, electric oven and grill and integrated dishwasher. Space and plumbing for automatic washing machine and inset one and a half bowl stainless steel sink with base cupboard beneath and swan neck mixer tap. Radiator.

The Day Room has French doors onto the garden and access to a built-in understairs storage cupboard.

FIRST FLOOR LANDING

9' 7" x 3' 8" (2.93m x 1.14m)

Radiator.

BEDROOM 1

15' 0" x 9' 7" (4.59m x 2.93m)

With rear facing window. Radiator.

EN-SUITE

9' 2" x 3' 9" (2.80m x 1.16m)

With a contemporary suite and featuring low level WC with chrome push button mechanism, half pedestal wash hand basin and walk-in shower enclosure with plumbed-in mixer shower. Radiator.



En-Suite



Bedroom 2



Bedroom 3



Bathroom

BEDROOM 2

10' 1" x 9' 4" (3.09m x 2.86m)

With front facing window. Radiator.

BEDROOM 3

10' 2" x 6' 7" (3.10m x 2.01m)

With front facing window. Radiator.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.67m)

With full panelled bath, having a shower over and glass side panel, low level WC with chrome push button mechanism and half pedestal wash hand basin. Half tiled to one wall and full tiling around the shower and bath area. Radiator.

OUTSIDE

The property stands back from the road behind a useful block paved area of front forecourt which can be utilised for parking. This in turn leads to an integrated single garage.

To the rear of the property is a enclosed area of garden with a patio immediately to the rear of the house. Timber garden shed.

GARAGE

16' 4" x 7' 6" (4.99m x 2.29m)

A single garage with front facing up and over door and electric power and lighting connected.

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 C.

ENERGY PERFORMANCE CERTIFICATE

Rating B.



Garden

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.

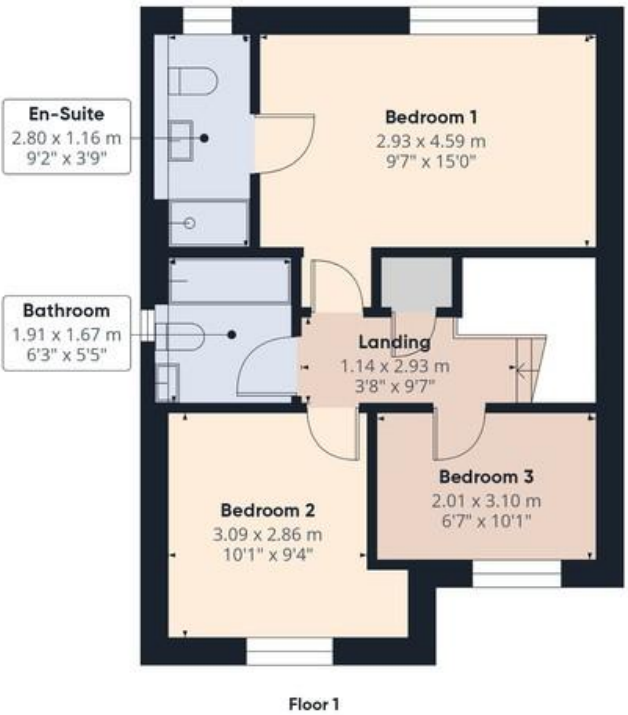
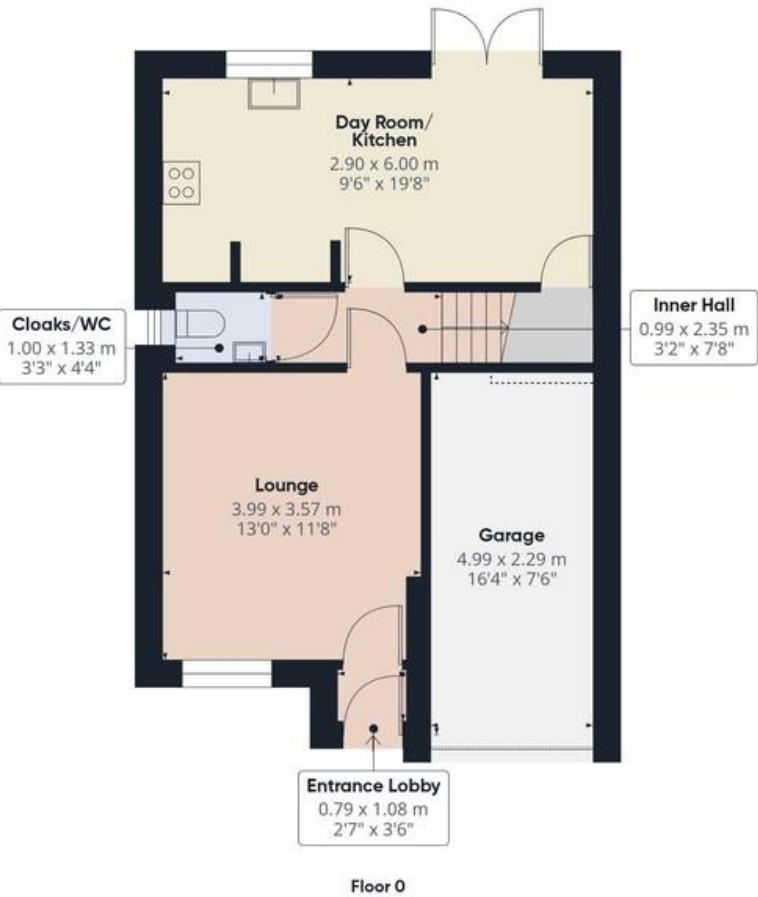
Floor plans are for illustrative purposes only.

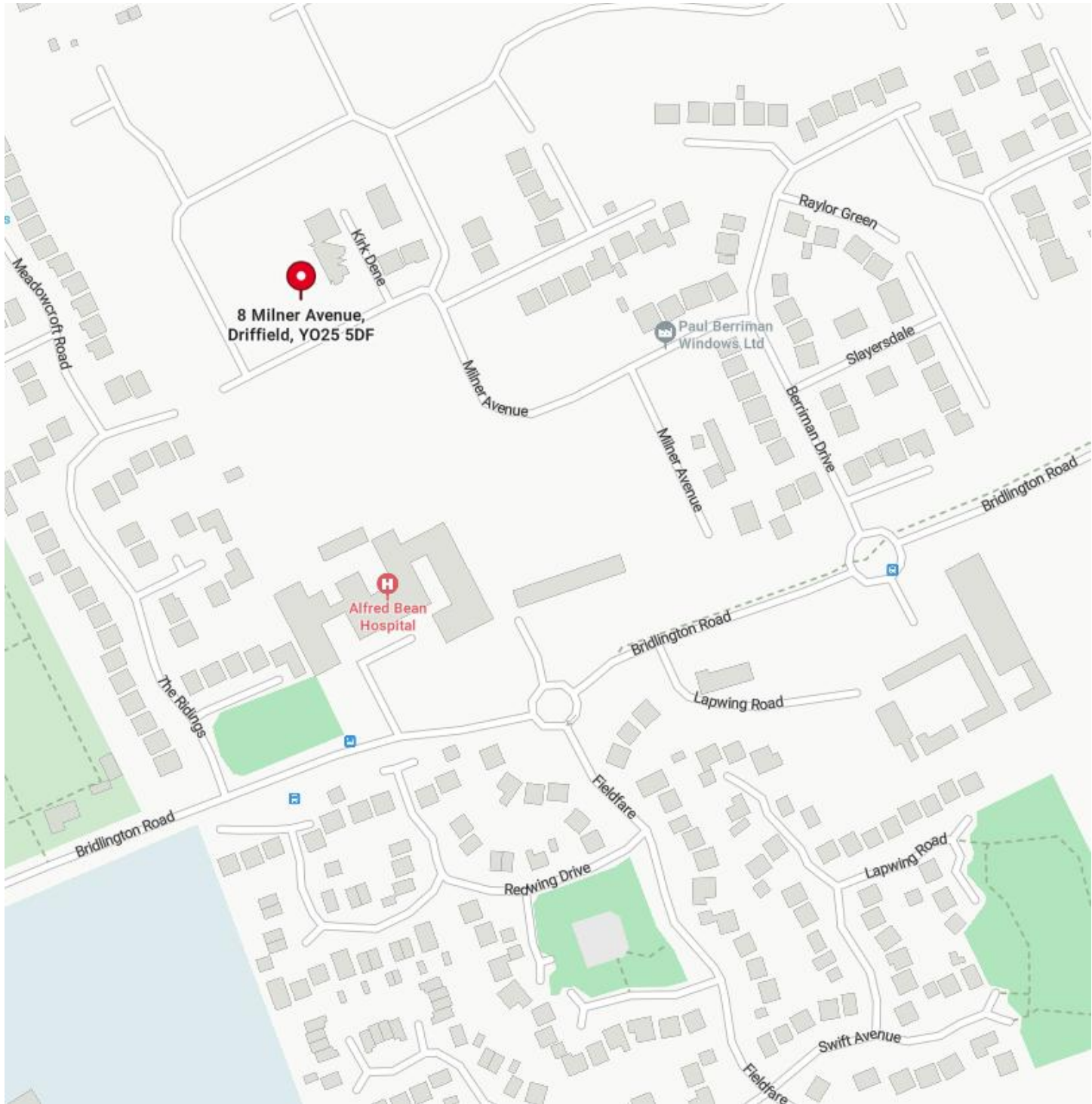
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 79 sq m (851 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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