



21 Woldholme Avenue  
Driffield

YO25 6RW

ASKING PRICE OF

**£180,000**

**3 Bedroom Semi-Detached House**



Garden



3



1



1



Garage, Off  
Road Parking



Gas Central Heating

## 21 Woldholme Avenue, Driffield, YO25 6RW

A VERY SMARTLY presented semi-detached house located in a popular residential location, ideal for first time buyers or small families or simply those wishing to have convenient access into Driffield. The property has a particular feature of good off-street parking in front of a single garage and also an additional space at the side.

The garden to the rear is enclosed and offers a good degree of privacy.

Overall, the house is in exceptional order and is offered at an attractive price to allow the future owner scope to put their own finishing touches on it. The accommodation includes ground floor WC plus lounge with dining area, kitchen and three bedrooms on the first floor along with house bathroom.

### 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 & Dining Area



Lounge



Dining Area



Kitchen

## Accommodation

### ENTRANCE HALL

With staircase leading off to the first floor.

### CLOAKROOM/WC

With low level WC, bracket wash hand basin and panelled wall. Radiator.

### LOUNGE/DINING AREA

24' 11" x 12' 5" (7.62m x 3.80m)

With front facing window and traditional style fire surround and fire in situ, coved ceiling. Radiator.

Being open in to:

### DINING AREA

Having double French doors leading out on to the garden.

### KITCHEN

11' 9" x 7' 1" (3.60m x 2.17m)

With side window and range of fitted kitchen units along two walls including base cupboards with drawers over and wall mounted cupboards to match. Worktops and integrated appliances including electric oven plus hob with extractor over and circular sink with circular drainer. Space and plumbing for automatic washing machine. Built in under stairs storage

cupboard. Radiator. Rear facing door to the exterior.

### FIRST FLOOR LANDING

With built in storage cupboard.

### BEDROOM 1

11' 11" x 8' 11" (3.64m x 2.74m)

With front facing window and built-in wardrobes with sliding doors. coved ceiling. Radiator.

### BEDROOM 2

11' 6" x 8' 7" (3.51m x 2.63m)

With rear facing window. Coved ceiling. Double panelled radiator.

### BEDROOM 3

8' 3" x 6' 2" (2.53m x 1.88m)

With front facing window. Radiator.

### BATHROOM

With rear facing window and suite comprising panelled bath having a shower over and glass side screen, pedestal wash hand basin and low level WC.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

## OUTSIDE

The property stands back from the road behind a lawned front garden with side borders. There is extensive block paving to the front of a single garage which provides vehicle parking for at least two vehicles. This also leads to the single garage which features up and over door plus electric power and lighting connected.

To the rear of the property is an enclosed area of garden featuring lawn with side patio and additional area of garden to the side of the property suitable for storage.

## 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 B.

## ENERGY PERFORMANCE CERTIFICATE

Rating 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.

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Parking & single garage

The digitally calculated floor area is 69 sq m (747 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

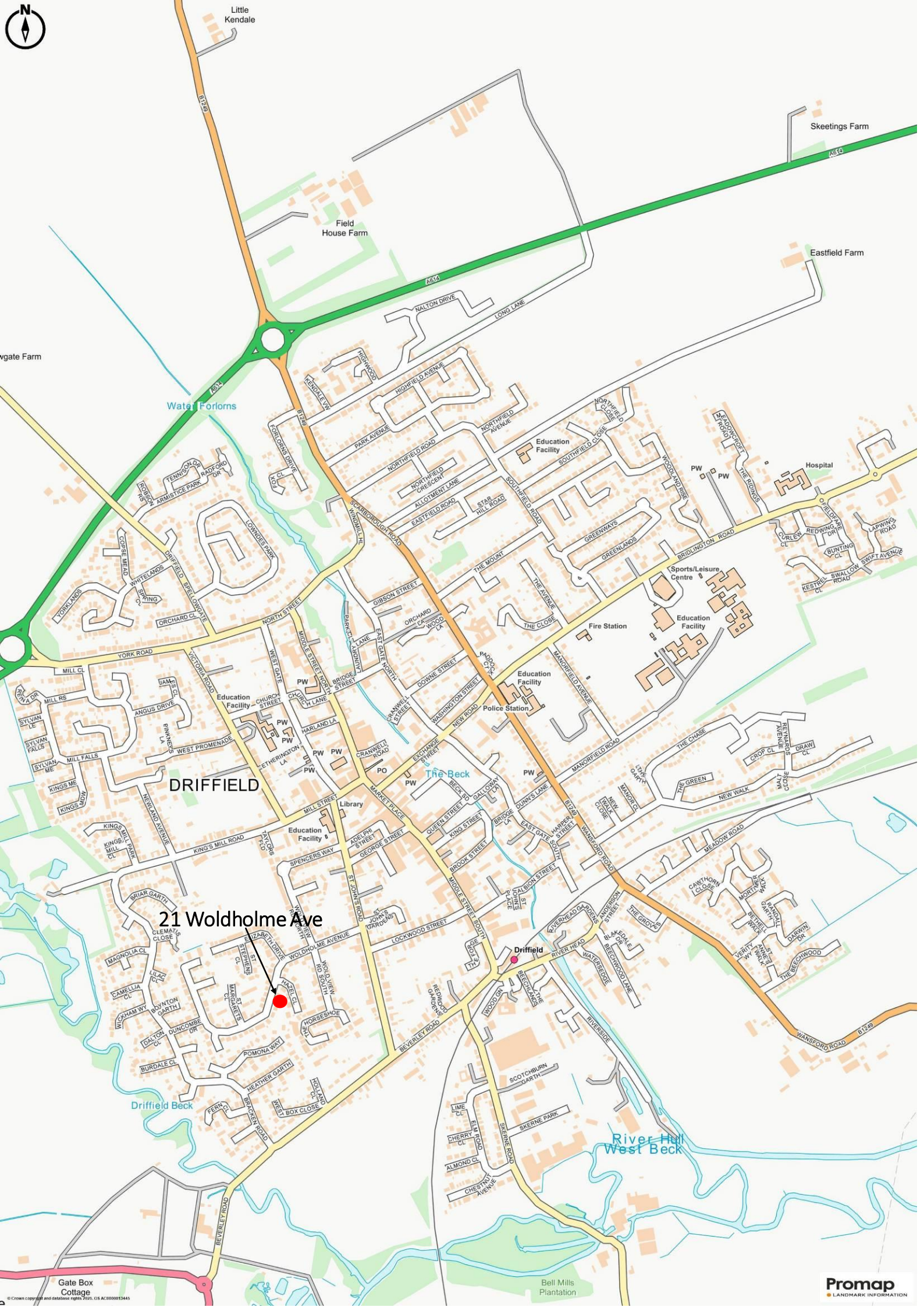


Approximate total area<sup>(1)</sup>  
69.4 m<sup>2</sup>  
746 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Little Kendale

Skeetings Farm

Field House Farm

Eastfield Farm

Water Forlons

DRIFFIELD

21 Woldholme Ave

The Beck

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** [sales@ullyottsbrid.co.uk](mailto:sales@ullyottsbrid.co.uk)

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** [sales@ullyotts.co.uk](mailto:sales@ullyotts.co.uk)

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

