



Ulllyotts
Chartered Surveyors

**28 Manorfield Avenue
Drifffield
YO25 5HP**

Established semi-det house
Extended accommodation
Three Bedrooms

Two Reception Rooms
Front and rear gardens
Beautifully presented throughout

**Asking Price Of:
£170,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulllyotts ■



Estate Agents

Market leaders in the area.



Auctions

Online property auctions



Insurance Brokers

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

Authorised and Regulated by the
Financial Conduct Authority.



Property letting and management

Five star service.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

28 Manorfield Avenue

Driffield
YO25 5HP



Forming part of a popular residential area within convenient access of local schools, sports centre and town centre, this is a superbly appointed and extended semi-detached house which provides three bedroom accommodation along with two good sized reception rooms and well fitted kitchen.

The property benefits from off-street parking and delightful garden to the rear which overlooks Driffield Junior School.

In summary, this extended semi-detached home is extremely attractive and would be a great first home, or even for families, and an appointment to view should not be missed.

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

FRONT ENTRANCE HALL

With solid oak flooring and staircase leading off.

CLOAKROOM/WC

With low level WC and wash hand basin.

LOUNGE 10' 11" x 11' 0" (3.33m x 3.36m)

With feature chimney breast housing an inset gas living flame fire. Dado rail and radiator.



SITTING ROOM 16' 7" x 12' 1" (5.08m x 3.69m)

Double panelled radiator and coved ceiling. Fitted dado rail.





Double doors leading into:

KITCHEN

16' 0" x 9' 0" (4.89m x 2.76m)

Extensively fitted with a modern range of kitchen units in white including base and wall mounted cupboards and having a space for a slot in cooker.

One and a half bowl stainless steel sink with base cupboard beneath. Plumbing for automatic washing machine and dishwasher.



Double panelled radiator and French doors onto the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

10' 11" x 9' 8" (3.33m x 2.96m)

Built-in range of wardrobes and radiator.



BEDROOM 2

11' 10" x 9' 0" (3.62m x 2.76m)

But-in range of wardrobes and radiator.



BEDROOM 3

7' 8" x 5' 3" (2.36m x 1.61m)

Radiator.

BATHROOM

Suite comprising bath, low level WC and pedestal wash hand basin. Separate shower enclosure with plumbed-in shower.



OUTSIDE

The property stands back from the road on an attractive plot with vehicular access providing off-street parking. There is a particularly attractive area of garden to the rear which overlooks the grounds of Driffild Junior School and features a large 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 uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

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 C.

SERVICES

All mains services connected.

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.

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

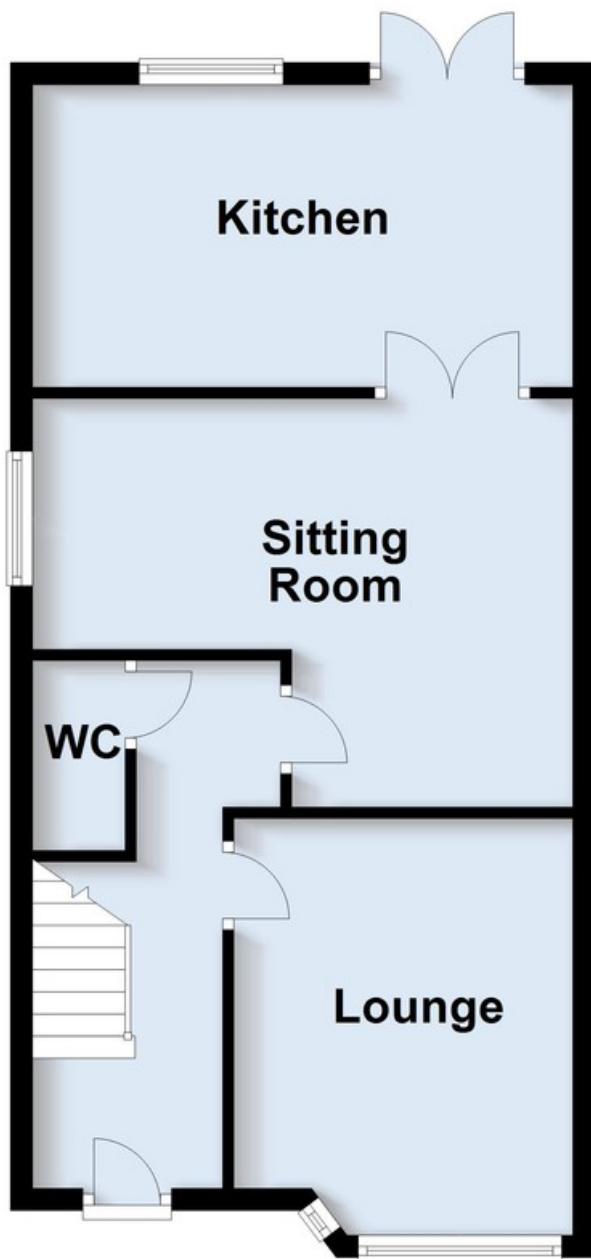
*by any local agent offering the same level of service.

VIEWING

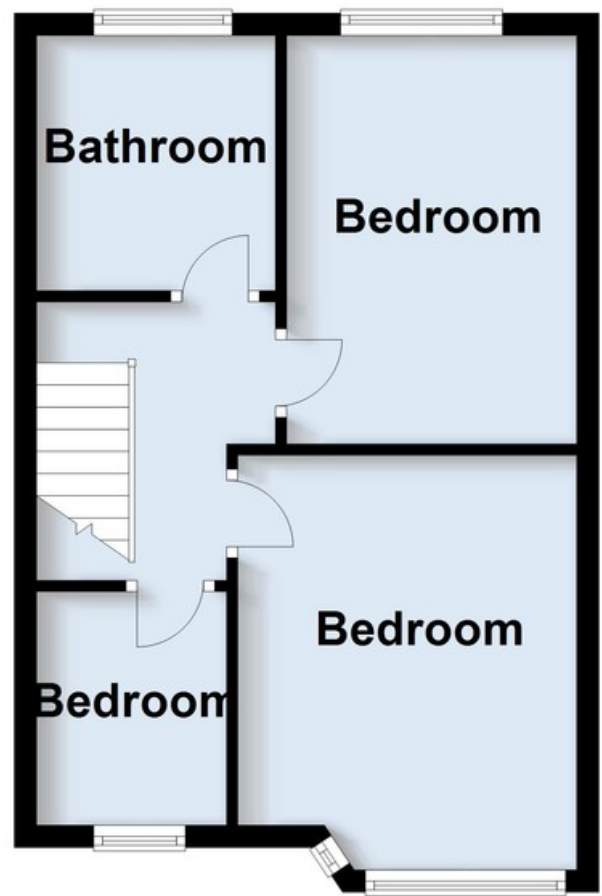
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

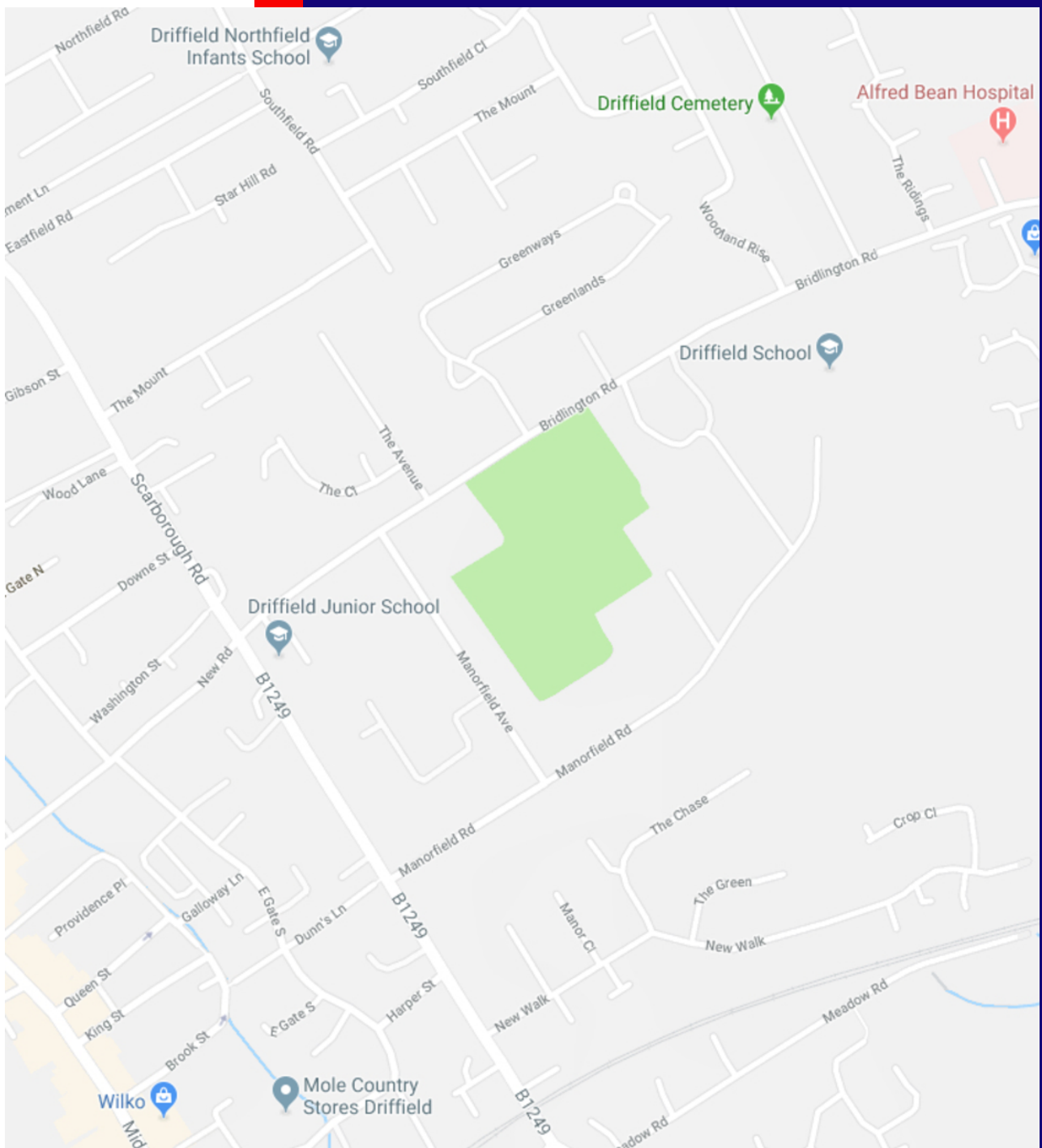
Regulated by RICS

Ground Floor



First Floor





■ **Ulllyotts** ■

Chartered Surveyors

01377 253456



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