

**W&P**  
**WOOLLEY & PARKS**  
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**FOR SALE**



**54 Park Avenue**  
**Driffield, East Yorkshire YO25 5EJ**  
**Asking price £275,000**

**W&P** WOOLLEY  
& PARKS

\*\*\*IMPRESSIVE DETACHED PROPERTY ENJOYING A GENEROUS CORNER PLOT AND NO ONWARD CHAIN\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

This well presented and extended detached property is an absolute must see. Having been lovingly maintained and improved throughout the years to provide a warm and comfortable home with hugely versatile and well proportioned accommodation. Naturally light and inviting with entrance hall, formal lounge, open plan kitchen, dining area, superb sun room extension, rear lobby and cloakroom/w/c all to the ground floor with three bedrooms and stylish shower room to the first. Enjoying a generous corner plot with well kept gardens that sweep around the side and rear of the property with external storage and summer house. The property also boasts a single garage and spacious drive for ample off street parking. Located within the popular market town of Driffield offering a variety of amenities to hand plus well regarded schools and transport links. Benefiting from no onward chain and a competitive price, this home is sure to be in high demand so early viewings essential.



**Entrance Hall** 5'3" x 5'5" (1.61m x 1.66m )  
Warm and inviting entrance hall with double glazed external door to side elevation and window to front, central heating radiator and fitted carpets.

**Lounge** 14'2" x 15'3" (4.33m x 4.65m )  
Spacious and naturally light lounge with double glazed window to front elevation, feature living flame fire with tiled insert and attractive surround, bespoke built in storage, open straight flight staircase leads to first floor accommodation with neutral décor, central heating radiator and fitted carpets.

**Kitchen** 10'5" x 14'11" (3.18m x 4.57m )  
Modern open plan kitchen fitted with a comprehensive range of wall, base and drawer units in a shaker style finish with contrasting roll top work surfaces and tiled splash backs, inset single bowl stainless steel sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances with double glazed window to side elevation, wall mounted gas boiler, built in storage cupboard and tiled effect vinyl flooring.

**Dining Area** 12'9" x 9'10" (3.91m x 3.02m )  
Hugely versatile reception room currently used as a dining/sitting room complete with log burning stove, double glazed windows to dual aspect, sliding patio doors to rear elevation all offering an unspoiled garden view with central heating radiator and wood effect flooring.

**Sun Room** 11'3" x 10'7" (3.45m x 3.25m )  
Superb sun room extension with double glazed windows to triple aspect and French door access to rear, central heating radiator allowing the room to be used all year round with wood effect flooring throughout.

**Inner Hall** 2'11" x 5'4" (0.89m x 1.63m )  
Built in cloakroom cupboard, external door to side and tiled effect vinyl flooring.

**Cloakroom/W/C** 2'8" x 4'9" (0.83m x 1.47m )  
Fitted with a w/c and continued tiled effect flooring.

**Rear Lobby** 14'11" x 8'10" (4.56m x 2.71m )

Hugely useful rear lobby providing ample storage with a range of fitted base units, internal access to single garage with double glazed window and French doors to rear elevation plus central heating radiator.

**First Floor Landing** 10'3" x 5'9" (3.14m x 1.76m )  
Double glazed window to side elevation, access to part boarded loft space, central heating radiator, built in storage and fitted carpets.

**Main Bedroom** 12'2" x 8'7" (3.72m x 2.63m)  
Generous main bedroom with double glazed window to front elevation, built in wardrobes to one provide ample storage with central heating radiator and wood effect flooring.

**Bedroom Two** 10'4" x 7'9" (3.16m x 2.37m )  
A further spacious double bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

**Bedroom Three** 8'6" x 6'2" (2.60m x 1.90m )  
Good sized single bedroom with double glazed window to front elevation, built in storage, central heating radiator and fitted carpets.

**Shower Room** 5'5" x 6'11" (1.66m x 2.11m )  
Stylish fitted shower room comprising double length fully tiled shower cubicle with mains powered shower over complete with drench shower head and separate attachment, pedestal wash basin and low flush w/c, partially tiled walls, double glazed window to rear elevation, built in storage, fitted extractor, central heating radiator and wood effect flooring.

**External**  
Enjoying a corner plot this property offers well kept gardens to both the side and rear. Having been mainly laid to lawn with well stocked and mature planted borders, raised beds, box hedging, gated side access and timber fenced surround. The garden also boasts two paved patio areas ideal for outside entertaining with garden shed, green house and summerhouse all included.

**Garage and Drive** 17'7" x 9'2" (5.36m x 2.80m )  
Single garage with up and over door to front

elevation, personal door to rear, power supply and light. The garage is accessed via a spacious block paved drive with additional gravelled forecourt providing ample off street parking plus double hung gates to the side which offer further space for a small car/trailer.

### Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band C

### Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

### Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

1365.87 ft<sup>2</sup>  
126.89 m<sup>2</sup>

Reduced headroom

15.8 ft<sup>2</sup>  
1.47 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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