



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Shared Ownership
£112,000

22 Nalton Drive,
Drifffield, YO25 5GE

SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.

TENURE
Details on request from the agent.

COUNCIL TAX
Council Tax is payable to the East Riding of
Yorkshire Council. The property is currently
shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole
agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property,
we will be very happy to provide you with
a free, no obligation market appraisal and
valuation. We offer very competitive fees
and an outstanding personal service that is
rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



22 Nalton Drive, Drifffield, YO25 5GE

DESCRIPTION

Offered to the market under the shared ownership scheme, 22 Nalton Drive is a well presented and maintained two bedroom end terrace. Located off the main road and tucked away in a small cul-de-sac, this beautifully modern home benefits from flexible living and is energy efficient making it the perfect starter home for a first time buyer to get on the property ladder or for anyone wanting to downsize. The property briefly comprises:- entrance hall, lounge, hallway with WC, kitchen, first floor landing with two double bedrooms, family bathroom, rear garden and two parking spaces to the front.

LOCATION

Drifffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 2'9 (0.85m) x 3'5 (1.05m)

Door to the front aspect, laminated flooring and radiator.

LOUNGE- 12'0 (3.68m) x 13'0 (3.97m)

Well proportioned and spacious lounge with window to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator, TV point and power points.

HALLWAY

Built in storage cupboard and laminated flooring.

WC- 3'5 (1.05m) x 6'1 (1.86m)

Opaque window to the side aspect, tiled splash back, sink with pedestal, low flush WC, laminated flooring, radiator and extractor fan.

KITCHEN- 7'3 (2.21m) x 12'10 (3.93m)

French doors to the rear aspect, cupboard housing the gas combi boiler, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob with stainless steel splash back, extractor hood, laminated flooring and power points.

FIRST FLOOR LANDING- 6'1 (1.87m) x 3'2 (0.97m)

Fitted carpets, radiator and power points.

BEDROOM ONE- 9'5 (2.87m) x 12'11 (3.96m)

Window to the front aspect, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 7'3 (2.23m) x 13'0 (3.97m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.85m) x 6'6 (1.98m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

East facing gardem which is a good size and benefits from being mainly laid to lawn, patio to the immediate rear, timber fencing ensuring it's fully secure and gated side access.

PARKING

Off street parking for two cars to the front of the property.

SHARED OWNERSHIP

The price of the property is for 70% shared ownership. The remaining 30% is owned by Karbon Homes for which a monthly rent of £103.53. There is also a lease management fee of £15.00, service charge of £2.42 and insurance at £30.16 which accumulates to £151.11 per month. There are 125 years on the lease which started on 05/03/2021. Please ask the agent for more details.