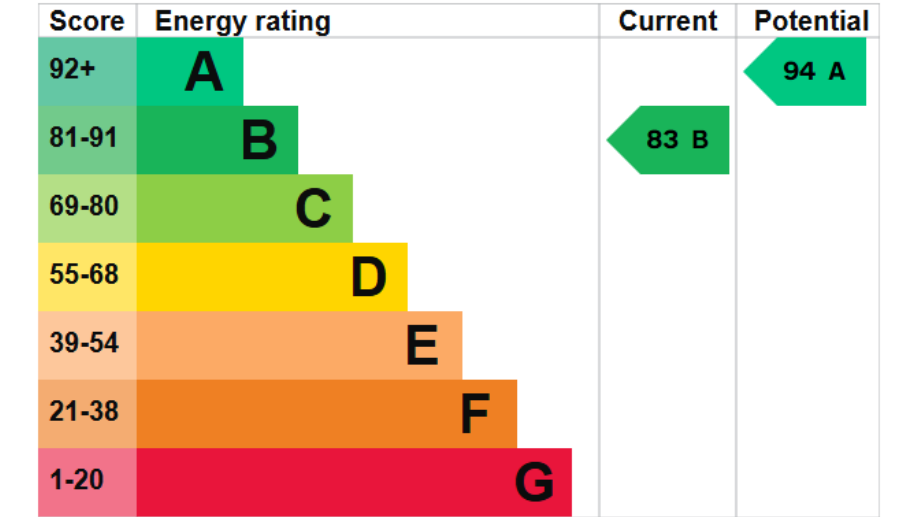
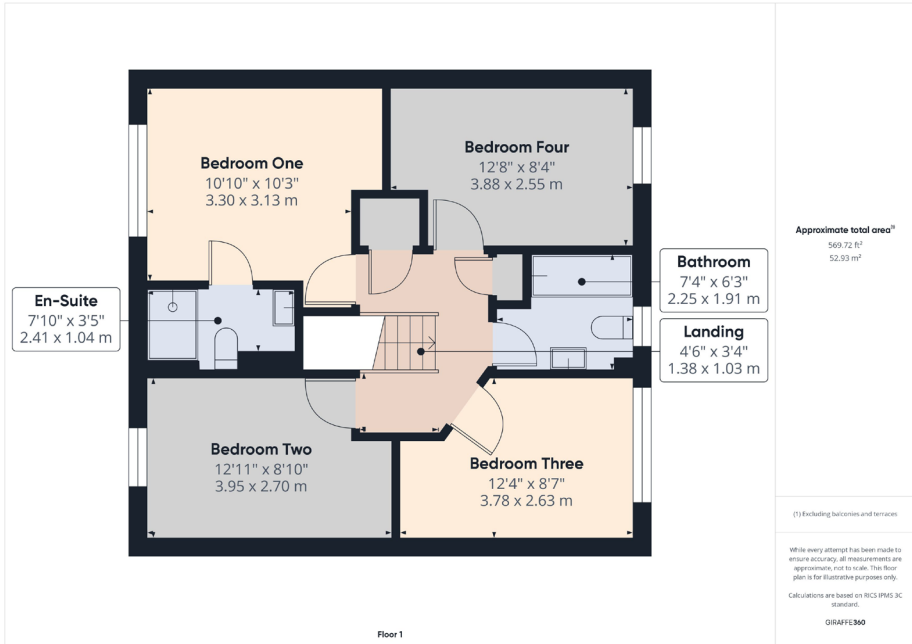
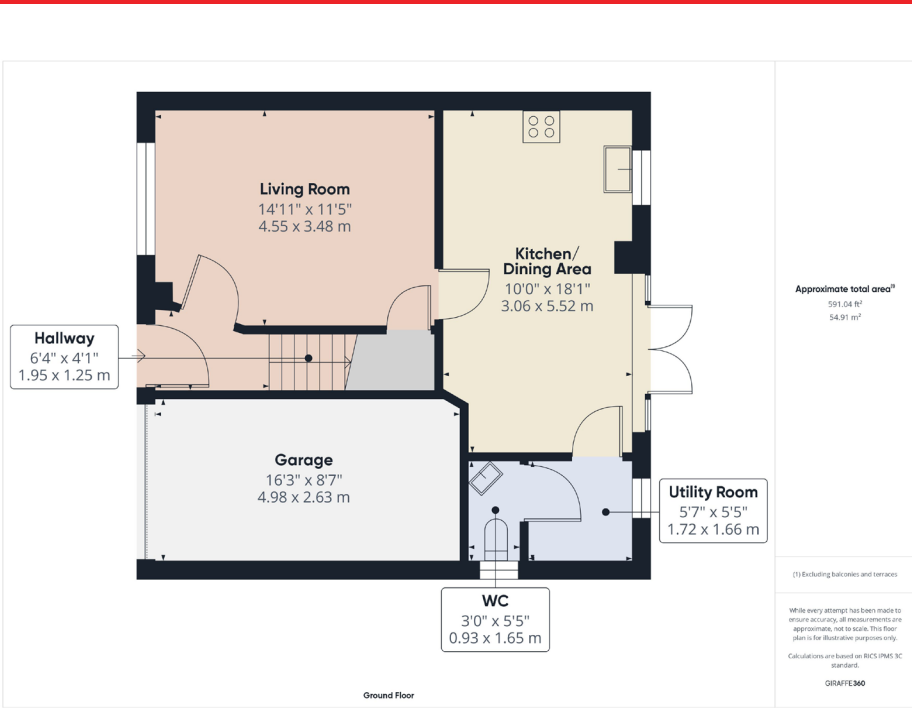




Asking Price
£275,000

40 Nalton Drive,
Drifffield, YO25 5GE

SERVICES

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

TENURE

The property is Freehold and offered with the
benefit of vacant possession upon completion.

COUNCIL TAX

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

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



40 Nalton Drive, Drifffield, YO25 5GE

DESCRIPTION

Located in a sought after new development, 40 Nalton Drive is a stunning four double bedroom detached home. Appealing to a variety of different buyers, the property is move in ready boasting modern and contemporary design throughout. The property since new has been upgraded throughout with high quality fixtures and fittings and certainly stands out from the rest. The property briefly comprises:- entrance hall, lounge, kitchn/dining area, utility room, WC, first floor landing, primary bedroom with en-suite, three additional double bedrooms, family bathroom, rear garden, integral garage and off street parking.

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- 6'4 (1.95m) x 4'1 (1.25m)

Door to the front aspect, stairs leading to the first floor landing, solid oak flooring, radiator and power points.

LOUNGE- 14'11 (4.55m) x 11'5 (3.48m)

Window to the front aspect, panelled wall, understairs cupboard, solid oak flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 10'0 (3.06m) x 18'1 (5.52m)

French doors and windows to the rear aspect over looking the garden, a range of wall and base units with quartz worktop, one and a half inset sink with drainer unit, integrated fridge/freezer, integrated dishwasher, integrated wine cooler, built in eye-level double oven, gas hob with extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 5'7 (1.72m) x 5'5 (1.66m)

Opaque window to the rear aspect, wall mounted gas boiler, a range of wall and base units with quartz worktop, plumbing for washing machine, vinyl flooring, radiator, extractor fan and power points.

WC- 3'0 (0.93m) x 5'5 (1.65m)

Opaque window to the side aspect, partially tiled walls, low flush WC, sink with pedestal and mixer taps, vinyl flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 4'6 (1.38m) x 3'4 (1.03m)

Built in cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'10 (3.30m) x 10'3 (3.13m)

Double primary bedroom with window to the front aspect, panelled wall with wall mounted light fittings, fitted carpets, radiator and power

points.

EN-SUITE- 7'10 (2.41m) x 3'5 (1.04m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, large walk in shower, laminated flooring, heated towel rail and extractor fan.

BEDROOM TWO- 12'11 (3.95m) x 8'10 (2.70m)

Currently used as a dressing room but is a second double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 12'4 (3.78m) x 8'7 (2.63m)

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

BEDROOM FOUR- 12'8 (3.88m) x 8'4 (2.55m)

Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 7'4 (2.25m) x 6'3 (1.91m)

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

GARDEN

A stunning North-East facing garden which has been landscaped to create a tranquil outside space. It is mainly laid with lawn, paved patio areas ideal for seating and alfresco dining, raised borders, timber fencing and gated side access.

GARAGE- 16'3 (4.98m) x 8'7 (2.63m)

Up and over door with power and lighting.

PARKING

Off street parking for two cars.