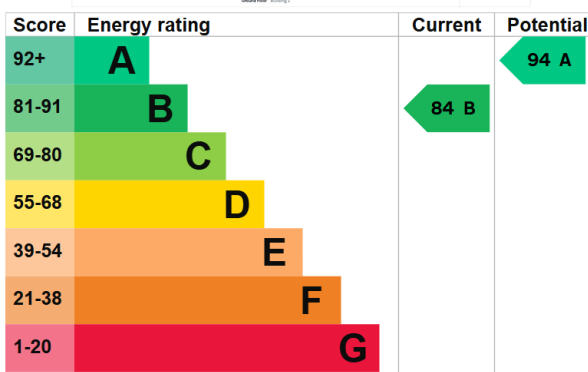
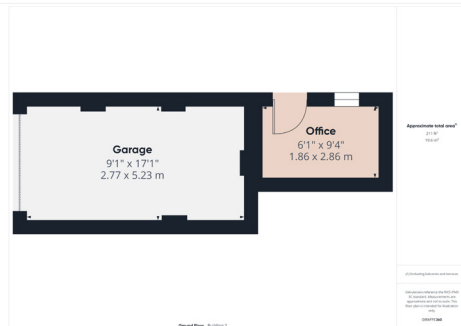
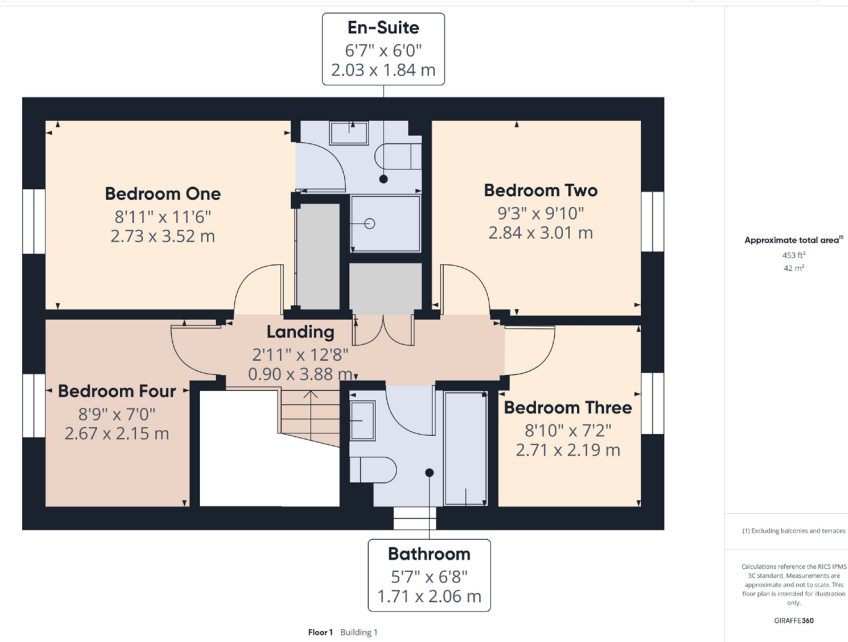
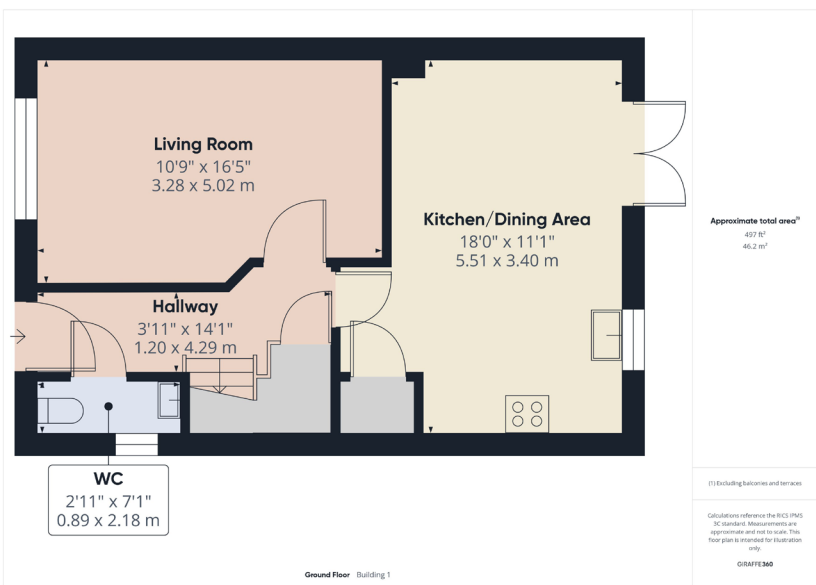




Asking Price
£255,000

35 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



35 Nalton Drive, Driffield, YO25 5GE

DESCRIPTION
A great opportunity to purchase a property which is newly built and in a sought after new development. 35 Nalton Drive is a four bedroom detached property boasting spacious accommodation throughout. The current vendors have added a brilliant office space which has been attached to the garden, ideal for working from home. Offering a blank canvas with the scope for any potential buyer to put their own stamp on it.
The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining room with utility space, first floor landing, primary bedroom with en-suite, three additional bedrooms, family bathroom, rear garden, detached garage, office space and off street parking.

LOCATION
Driffield 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- 3'11 (1.20m) x 14'1 (4.29m)
Door to the front aspect, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 2'11 (0.89m) x 7'1 (2.18m)
Opaque window to the side aspect, tiled splash back, low flush WC, sink with pedestal, vinyl flooring and radiator.

LOUNGE- 10'9 (3.28m) x 16'5 (5.02m)
Window to the front aspect, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 18'0 (5.51m) x 11'1 (3.40m)
French doors and window to the rear aspect, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, plumbing for dishwasher, space for fridge/freezer, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points. There is also a storage cupboard which houses the gas boiler and has plumbing for washing machine.

FIRST FLOOR LANDING- 2'11 (0.90m) x 12'8 (3.88m)
Built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 8'11 (2.73m) x 11'6 (3.52m)
Primary bedroom with window to the front aspect, fitted carpets, radiator and power points.

EN-SUITE- 6'7 (2.03m) x 6'0 (1.84m)
Tiled splash back, three piece bathroom

suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, vinyl flooring, radiator and extractor fan.

BEDROOM TWO- 9'3 (2.84m) x 9'10 (3.01m)
Window to the rear aspect, built in wardrobe with sliding doors, fitted carpets, radiator and power points.

BEDROOM THREE- 8'10 (2.71m) x 7'2 (2.19m)
Window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'9 (2.67m) x 7'0 (2.15m)
Window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 5'7 (1.71m) x 6'8 (2.063m)
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, vinyl flooring, radiator and extractor fan.

GARDEN
North facing garden which has patio to the immediate rear, mainly laid with lawn, timber fencing and gated side access.

GARAGE- 9'1 (2.77m) x 17'1 (5.23m)
Up and over door, power and lighting.

OFFICE- 6'1 (1.86m) x 9'4 (2.86m)
Add on to the garage which has been used as an offer with door and window to the side aspect, vinyl flooring and power points.

PARKING
Off street parking for two cars.

