



**3 Skylark Paddocks, North Back Lane  
Kilham, Driffield, East Yorkshire YO25 4SD**

**Price £400,000**

**WP & WOOLLEY  
& PARKS**

IMPRESSIVE INDIVIDUALLY DESIGNED NEW BUILD DETACHED WITH SOUTH FACING GARDEN - Now nearing completion.

A Unique development of just Six impressive and individual homes now nearing completion all offering a bespoke high specification finish, choice of kitchen design and generous gardens. PLOT 2 is an attractive double fronted family home, traditional design and a superb lay out with door from Living Room opening out to the garden, three double bedrooms plus a Home office/study. The well proportioned accommodation will offer an inviting entrance hall, cloakroom/W/C, through lounge, fitted kitchen and utility room. Three bedrooms, en-suite and family bathroom plus separate study/home office to the first floor. The property will enjoy a south facing garden, two private parking spaces, environmentally sourced heating and electric car charging point. Located on the edge of this desirable village with a variety of amenities to hand plus countryside walks on the doorstep. Rarely does an opportunity arise to acquire a new detached family home in such a sought after village setting become available so early reservation is highly recommended. ONLY TWO PLOT NOW REMAINING.



**Entrance Hall****Cloakroom/W/C****Through Living/Dining Room**

25'10" x 14'7" (7.89m x 4.45m)

**Kitchen**

18'5" x 15'4" (5.63m x 4.69m)

**Utility Room**

8'1" x 6'8" (2.47m x 2.04m)

**First Floor Landing****Main Bedroom**

12'5" x 11'3" (3.8m x 3.45m)

**En-Suite**

6'4" x 4'3" (1.95m x 1.30m)

**Bedroom Two**

11'7" x 7'2" (3.55m x 2.20m)

**Bedroom Three****Study/Home Office**

8'2" x 7'10" (2.5m x 2.4m)

**Family Bathroom**

8'5" x 5'0" (2.58m x 1.54m)

**External**

South facing enclosed rear garden.

**Private Parking****Tenure :**

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

**Council Tax :**

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in council tax band

**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.

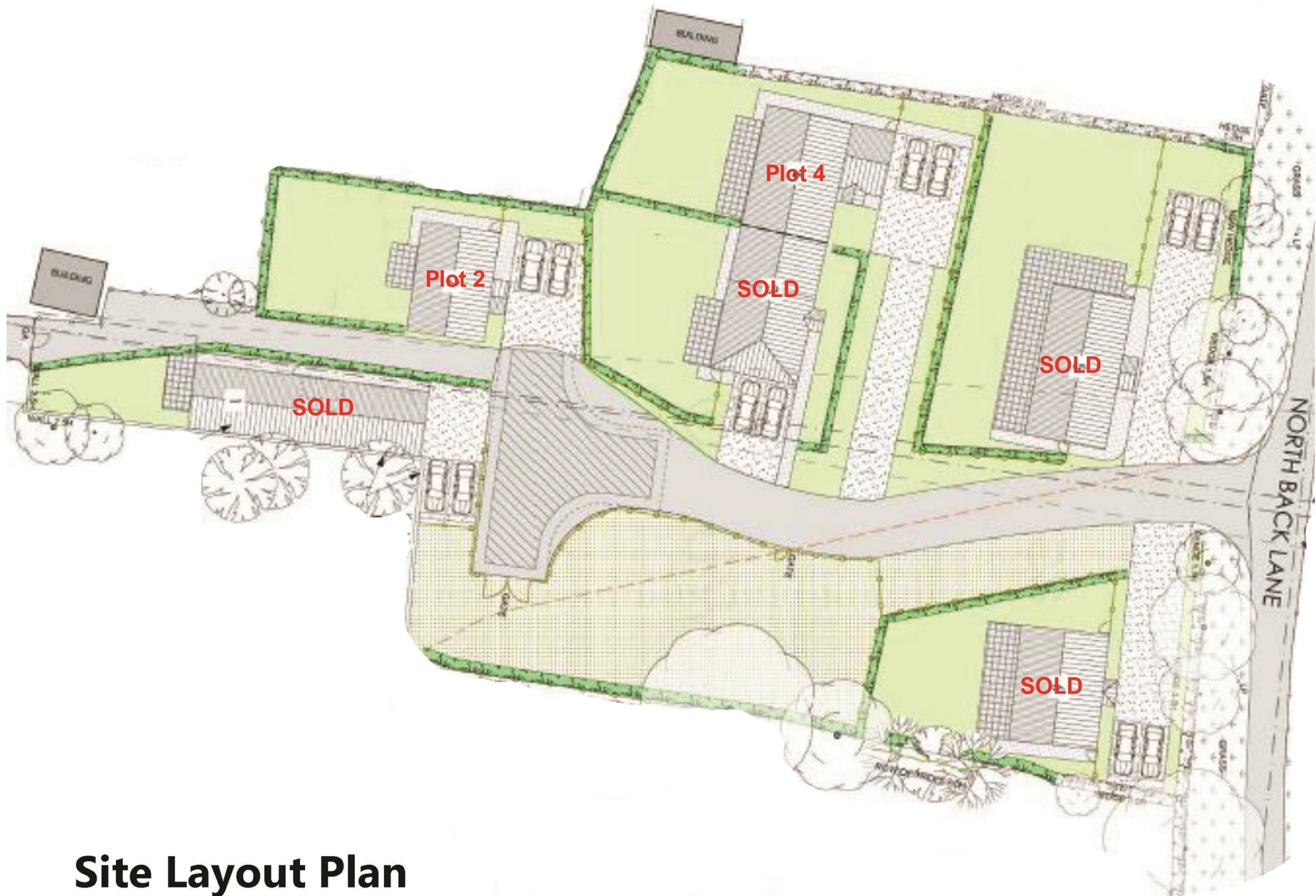
**Measurements:**

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

**NEW BUILD SPECIFICATION:**

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts.

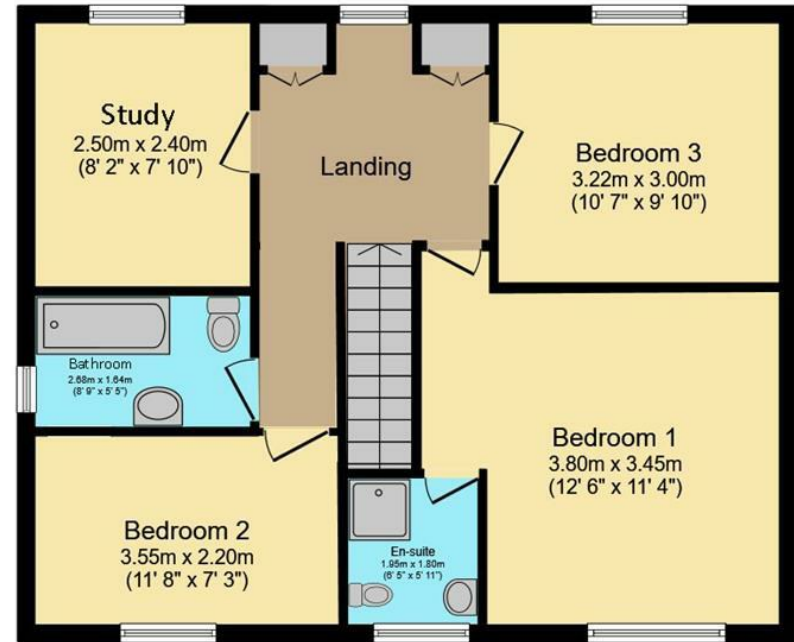




**Site Layout Plan**



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
105 kWh/m <sup>2</sup> (A)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (A)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (B)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (B)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (C)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (C)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (D)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (D)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (E)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (E)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (F)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (F)	45 g/m <sup>2</sup> (A)
105 kWh/m <sup>2</sup> (G)	45 kWh/m <sup>2</sup> (A)	105 g/m <sup>2</sup> (G)	45 g/m <sup>2</sup> (A)

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