



18 New Walk
Driffield, East Yorkshire YO25 5LE
Price £249,000

WP WOOLLEY
& PARKS

IMPRESSIVE SEMI DETACHED IN AN IMMACULATE CONDITION 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This superb semi detached property has been lovingly enhanced and extended by the current owners to provide a warm and inviting home in a turn key condition. Having been updated and modernised to an excellent standard throughout this deceptively spacious home would suit any buyer. Well proportioned accommodation over two floors with entrance porch, formal dining room, separate lounge, superb sun room extension, quality fitted kitchen and utility/w/c all to the ground floor with three bedrooms and family bathroom to the first. An enclosed garden sits to the rear offering a fair degree of privacy throughout with well kept lawn garden to the front plus single garage and private drive providing ample off street parking. Located within the sought after vibrant market town of Driffield boasting amenities on the doorstep plus well regarded schools and transport links. Internal viewing is absolutely essential to fully appreciate the true size and quality of the home on offer.



Entrance Porch 3'10" x 3'1" (1.18m x 0.94m)
Inviting entrance with composite door to side elevation, double glazed external door access to dining room and tiled flooring.

Dining Room 13'5" x 8'7" (4.09m x 2.64m)
Hugely versatile reception room currently used as a formal dining space with double glazed window to front elevation, straight flight staircase leads to first floor accommodation with attractive fitted coving, stylish central heating radiator and wood effect laid flooring.

Living Room 17'11" x 9'6" (5.47m x 2.90m)
Beautifully presented living room with double glazed window to front elevation and French doors access to sun room extension, feature living flame fire with exposed brick surround, timer mantle and tiled hearth creates a superb focal point to the room, fitted coving, central heating radiator and wood effect flooring.

Sun Room 12'0" x 8'10" (3.67m x 2.70m)
Superb sun room extension with full roof including inset spot lighting, double glazed windows to dual aspect and French doors to rear garden, central heating radiator allowing the room to be used all year round with attractive wood effect flooring laid throughout.

Kitchen 10'1" x 8'10" (3.08m x 2.70m)
Modern fitted kitchen offering a wide range of wall, base and drawer units in a white gloss finish with contrasting roll top work surfaces, brushed chrome handles and tiled splash backs, inset one and half bowl sink unit with drainer and mixer tap over, ample space and plumbing for free standing appliances, inset LED spot lighting, double glazed window to rear elevation, wood effect laid flooring, composite door and stylish vertical central heating radiator.

Utility/W/C 7'1" x 2'10" (2.17m x 0.87m)
Fitted with a low flush w/c and hand wash basin. Plumbing for washer/dryer and wood effect laid flooring.

First Floor Landing 8'11" x 6'0" (2.74m x 1.83m)
With fitted carpets throughout, access to part boarded loft space and attractive fitted coving.

Main Bedroom 10'1" x 10'0" (3.08m x 3.06m)
Well presented main bedroom with double glazed window to front elevation, two double door built in cupboards providing ample storage, central heating radiator and fitted carpets.

Bedroom Two 9'7" x 8'3" (2.94m x 2.54m)
A further good sized double bedroom with double glazed window to front elevation, further built in storage cupboards, central heating radiator and fitted carpets.

Bedroom Three 9'3" x 6'5" (2.83m x 1.96m)
Spacious single bedroom with double glazed window to rear elevation, central heating radiator and fitted carpets.

Family Bathroom 7'0" x 5'6" (2.15m x 1.69m)
Impressive family bathroom with a quality three piece suite comprising panelled bath with wet walled surround, electric power shower over and fitted screen, vanity style unit incorporates hand wash basin, storage and low flush w/c, double door built in storage, double glazed window to rear elevation, wall mounted chrome heated towel rail and attractive flooring.

External
The property enjoys a good sized plot with lawn garden to the front complete with well stocked and decorative borders. The south facing rear garden has been flagged throughout providing a great place to entertain with timber fenced surround, two storage sheds, personal door to single garage and gated side access.

Garage and Drive
Brick built single garage with up and over door, power supply and light. The garage is accessed via a gravelled drive offering ample off street parking and turning area.

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

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.

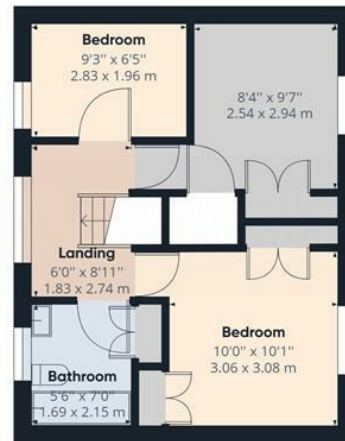
Virtual Viewing/Videos
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

921.11 ft²
85.57 m²

Reduced headroom

3.15 ft²
0.29 m²

(1) 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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