



2A Northfield Road
Driffield, East Yorkshire YO25 5EU
Asking price £300,000

W&P WOOLLEY
& PARKS

2A Northfield Road, Driffield, East Yorkshire YO25 5EU

* BESPOKE NEW BUILD DETACHED HOUSE WITH GROUND FLOOR BEDROOM *

This individually designed new build detached house standing in a good sized plot has been built with quality fixtures and fittings and offers a buyer a turn-key opportunity now ready for occupation. Well designed accommodation with Underfloor Heating includes large living room with French doors to the patio area, stylish fitted kitchen, useful study room and ground floor bedroom and shower room. To the first floor are two further double bedroom and bathroom. Gated driveway with ample parking for 3+ vehicles and enclosed lawned gardens. INTERNAL VIEWING HIGHLY RECOMMENDED.

GROUND FLOOR

Entrance Porch

Canopied entrance porch leads to:

Entrance Hall 12'7" x 4'3" (3.85 x 1.3)

With half glazed composite entrance door and side slip window.

Living Room 19'2" x 15'8" (5.85 x 4.79)

A superb open plan living room with two windows to the front with fitted plantation style shutters and Double french doors leading out onto the raised patio area. Understairs storage cupboard and stairs rising to first floor. Ceiling spot lights.

Kitchen 9'10" x 9'4" (3.01 x 2.86)

Dual aspect windows and fitted with a modern kitchen with wood effect work surfaces. Integrated eye level double oven, inset ceramic hob with extractor over and splash back. 1 1/2 bowl sink unit with mixer hose tap. Space for washer, dryer and fridge/freezer. Wall mounted gas fired "Ideal" boiler. Recessed ceiling spot lights.

Study 8'10" x 6'10" (2.70 x 2.10)

Dual aspect windows

Ground Floor Bedroom/Dining Room 11'7" x 10'5" (3.55 x 3.20)

Shower Room 8'9" x 4'3" (2.67 x 1.31)

FIRST FLOOR

Landing

With useful storage cupboard.

Bedroom 15'7" x 11'6" (4.76 x 3.51)

Bedroom 15'8" x 13'3" (4.78 x 4.05)

Bathroom 8'1" x 6'5" (2.47 x 1.96)

With white suite comprising low flush WC, Vanity wash basin with cupboard below and mixer tap, panelled bath with central mixer tap with shower attachment and splash back. Heated towel rail.

OUTSIDE

Double gated entrance leads to good sized gravelled parking/turning area with flower borders. Access to both sides leads to enclosed rear garden which is mainly laid to lawn with boundary fencing. Patio area leads from the living room.

HEATING

Gas fired boiler with under floor heating to the ground floor and radiators to the first floor.

Warranty

The property is covered by a 10 year ICW structural warranty.

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

Services :

The property is understood to be connected to all main services.

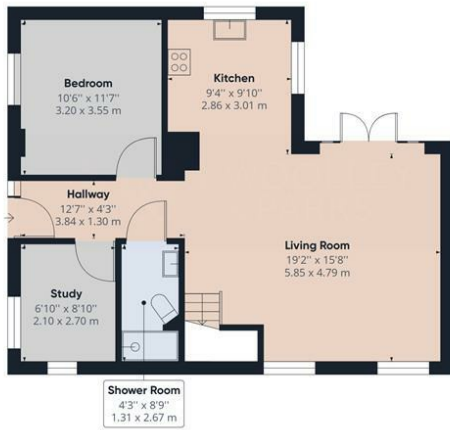
Measurements :

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.

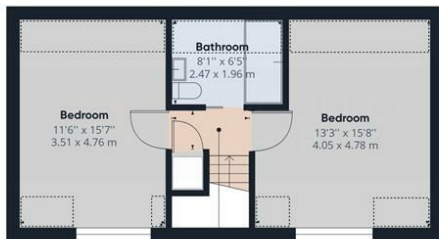
Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1124.41 ft²
104.46 m²

Reduced headroom

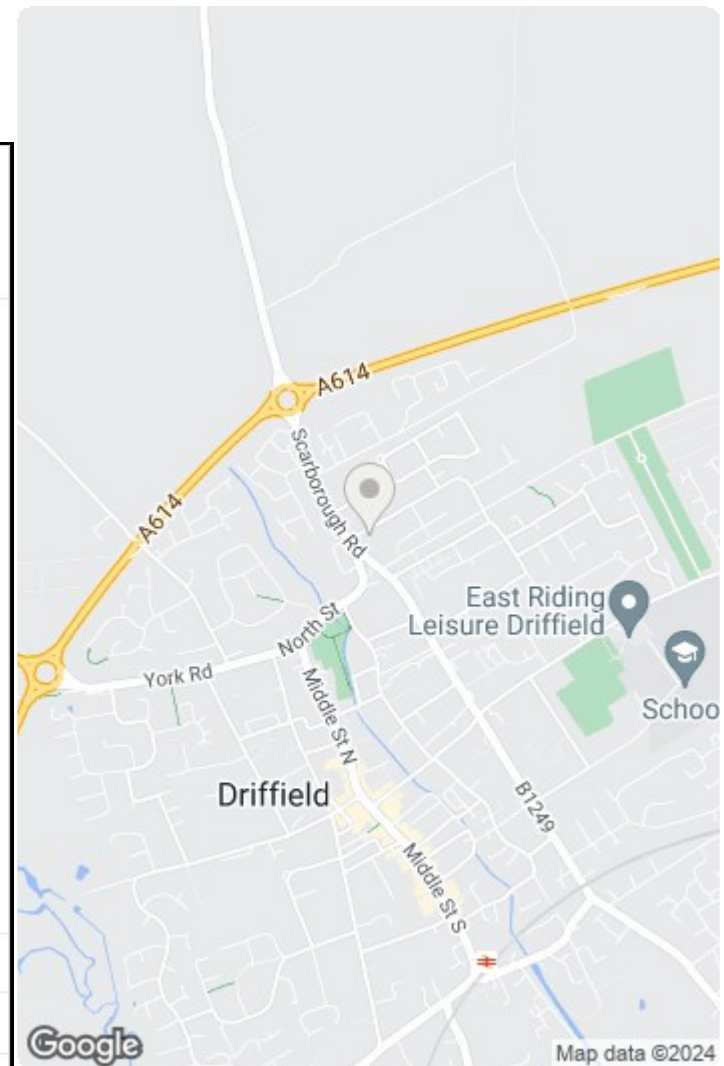
97.46 ft²
9.05 m²

(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.

GIRAFFE360



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

