



43 New Walk
Driffield, YO25 5LE

ASKING PRICE OF

£240,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear



Off Road
Parking



Gas Central Heating

43 New Walk, Driffield, YO25 5LE

Located within one of Driffield's most sought after areas, conveniently situated for access into the town centre, this is a superb modern home built during the mid-1990s. The property has since been totally re-modelled internally and now provides a more contemporary range of accommodation including through lounge with conservatory, open plan breakfast room with kitchen, three bedrooms on the first floor and house bathroom.

The property is exceptionally well maintained and features front and rear gardens, the rear garden being extremely low maintenance and also having a useful covered pergola suitable for siting a hot tub.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffields Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday and an expanding farmers market on the first Saturday of each month. With active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town.



Lounge



Lounge



Conservatory



Kitchen

Accommodation

FRONT ENTRANCE LOBBY

With further access into:

ENTRANCE HALL

With staircase leading off.

LOUNGE

17' 10" x 11' 9" (5.44m x 3.60m)

With feature Adam style fireplace housing a gas fire. Coved ceiling. Double panelled radiator. Patio doors leading into:

CONSERVATORY

With views onto the garden.

BREAKFAST KITCHEN

17' 10" x 10' 3" (5.44m x 3.13m)

Comprehensively re-modelled and including a contemporary design. Fitted range of modern kitchen units including base and wall mounted cupboards finished with Shaker style doors and including space for a gas fired slot-in Range style cooker having an extractor canopy over, fitted breakfast bar and inset sink with single drainer and mixer tap. Space and plumbing for automatic washing machine, fitted laminate flooring and useful large built-in cupboard and personal door leading out onto the rear.

FIRST FLOOR

LANDING

With window and views on to the garden.

BEDROOM 1

11' 10" x 11' 3" (3.61m x 3.44m)

With front facing window. Built-in wardrobes. Radiator.

BEDROOM 2

10' 4" x 9' 10" (3.17m x 3.00m)

With front facing window. Built-in wardrobes. Radiator.

BEDROOM 3

7' 6" x 6' 2" (2.31m x 1.90m)

With rear facing window. Radiator.

BATHROOM

With 'P' shaped bath having a shower over, pedestal wash hand basin and low level WC. Built-in storage cupboard.

OUTSIDE

The property stands back from the front behind a shallow expanse of lawned garden. There is a gravelled drive which



Kitchen



Landing



Bedroom



Bedroom

provides off-street parking and leads to a single garage. To the rear of the property is a very attractive patio with path leading to the garage and personal door from the garage out into the garden. There is artificial grass edged with a timber border and also covered pergola/seating area.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 77 square metres.

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout

TENURE

Freehold.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

SERVICES

All mains services connected.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

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VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS



Bedroom



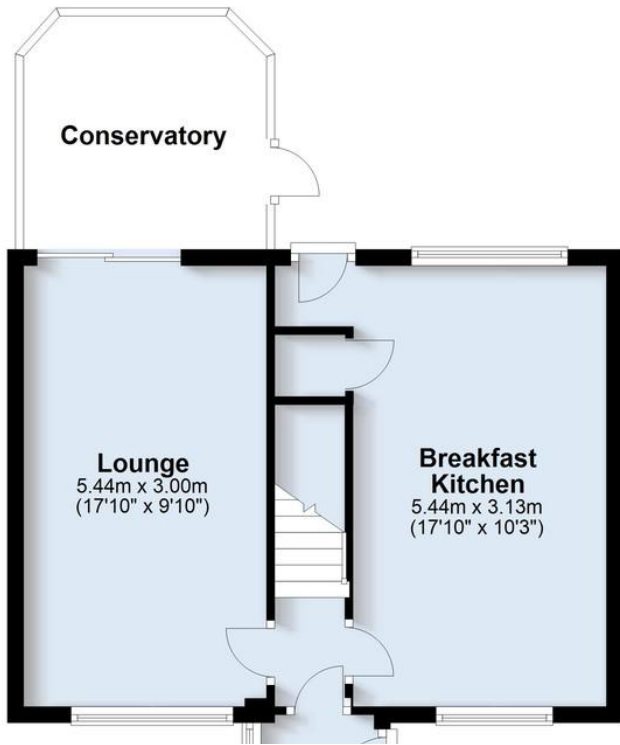
Bathroom



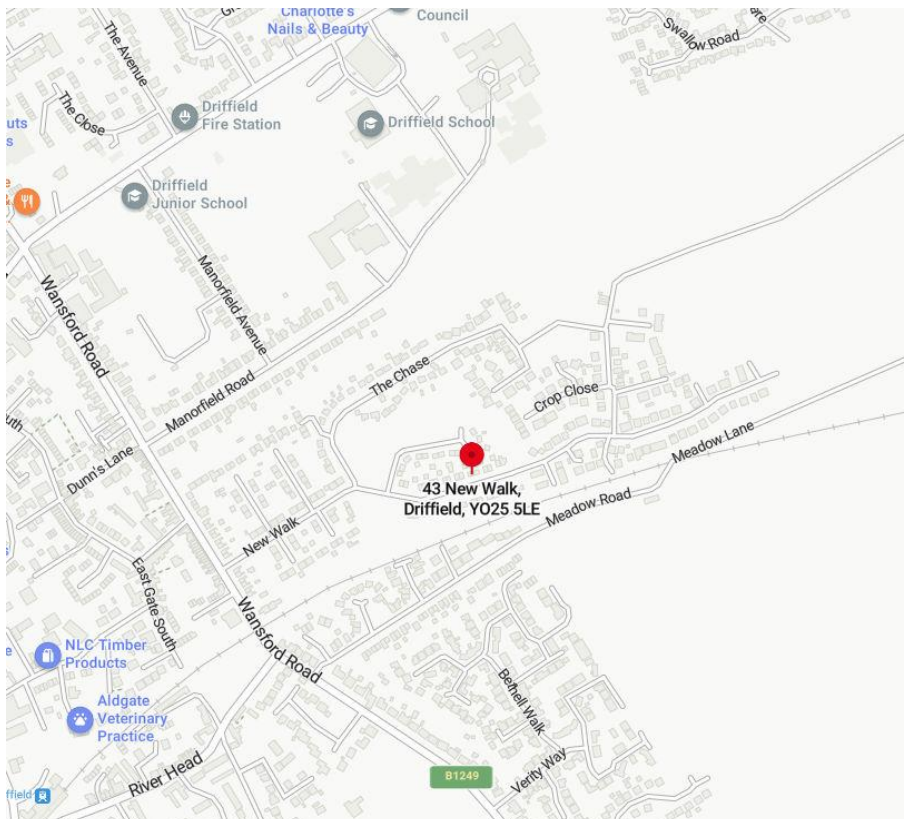
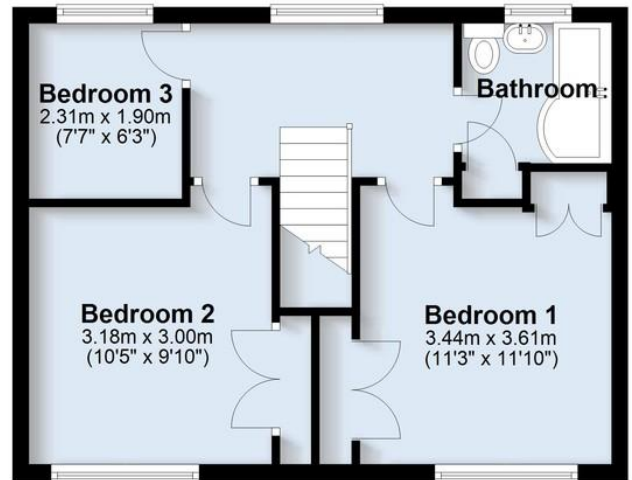
Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 77 sq m

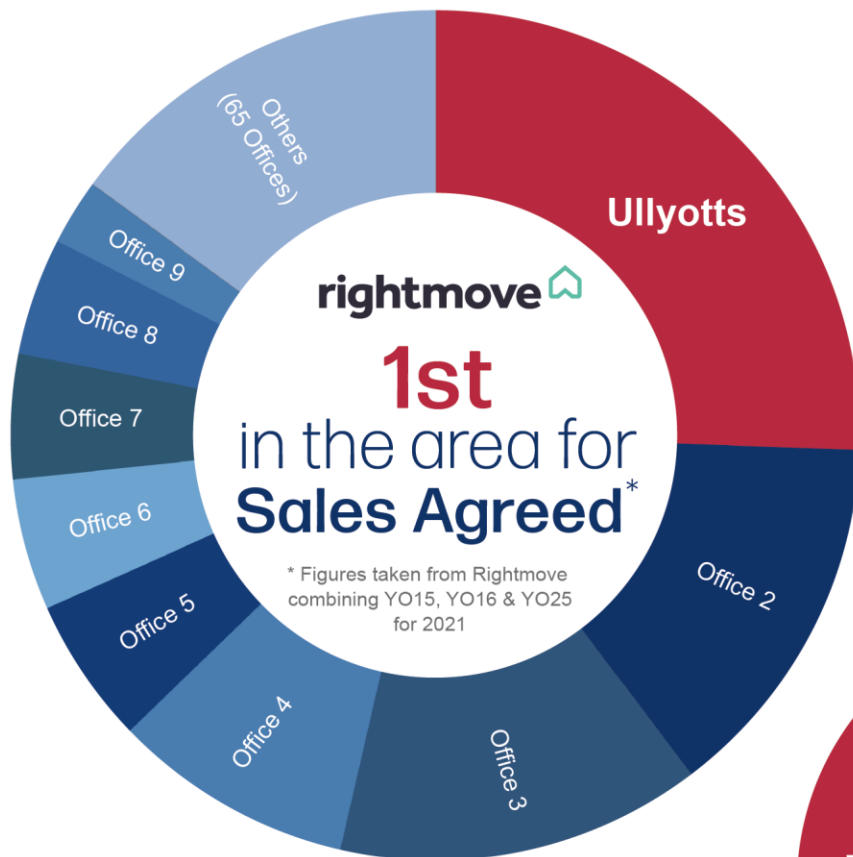
Ground Floor



First Floor



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EST 1891



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