



65 New Walk
Driffield

YO25 5LE

ASKING PRICE OF

£300,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Breakfast Kitchen



4



1



2



Off Road
Parking



Gas Central Heating

65 New Walk, Driffield, YO25 5LE

A fine impressive-looking detached residence originally constructed by GP Atkin Homes and forming part of a renowned and much desired development. The property is offered for sale at a competitive price to encourage early interest and, it has to be said, the specification contained within is of an **extremely high quality!**

Upon purchasing this property, the sellers took the decision to upgrade the fitted kitchen cabinets as well as the worktops which are granite and feature an integrated drainer as well as recessed sink. There are a wealth of quality integrated appliances which are both on show and integrated. Bathrooms are again of high quality and fully tiled and all bedrooms are generously proportioned too of which feature custom-built fitted wardrobes.

Externally, there is space to the front of the property to house several vehicles whilst to the rear is an enclosed area of garden which also features patio and decking.

In summary, this is an excellent value home presented to a meticulous standard throughout. It is ideal for a variety of purchasers who will be rewarded with a distinctive home of style and quality!

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Breakfast Kitchen



Breakfast Kitchen



Lounge



Utility Room

Accommodation

ENTRANCE HALL

The main entrance to the property features a straight flight staircase leading off to the first floor and also an oak panelled door leading in to:

LOUNGE

16' 9" x 11' 7" (5.13m x 3.54m)

With front facing window. Radiator. Door leading to:

BREAKFAST KITCHEN

18' 6" x 10' 10" (5.65m x 3.32m)

Extensively fitted along three walls with a quality range of kitchen units which were upgraded from the original builders specification and also include a granite worktop, integrated drainer and recessed sink. Quality range of integrated appliances include NEFF electric oven and hob with extractor over. Integrated concealed dishwasher and fridge freezer. Ceramic tiled floor, coved ceiling and inset ceiling lighting. Ample space for a breakfast or dining table having French doors with side windows leading out onto the rear patio and garden. Radiator.

A very useful understairs lobby leads off with personal door leading directly into the integrated garage.

UTILITY

6' 11" x 6' 5" (2.13m x 1.96m)

With base and wall cupboards similar to those in the kitchen and featuring an inset stainless steel sink plus space and plumbing for automatic washing machine and space and provision for a dryer.

CLOAKROOM/WC

With low level WC and pedestal wash hand basin with tiled splash back. Radiator.

LANDING

With large built-in airing cupboard housing the hot water cylinder.

MASTER BEDROOM

11' 6" x 10' 3" (3.52m x 3.13m)

With front facing window and built-in range of wardrobes featuring sliding doors. Radiator.

EN-SUITE

With quality fitted suite featuring a large shower enclosure with sliding glass doors, low level WC and pedestal wash hand basin. Chrome heated towel radiator plus tiled walls and flooring.



Landing



Bedroom



En-suite



Bedroom

BEDROOM 2

14' 2" x 8' 11" (4.34m x 2.73m)

With rear facing window. Radiator.

BEDROOM 3

13' 11" x 8' 6" (4.26m x 2.61m)

With rear facing window and built in range of wardrobes.

Radiator.

BEDROOM 4

9' 10" x 9' 8" (3m x 2.97m)

With front facing window. Radiator.

BATHROOM

Fitted with a quality bathroom suite featuring 'P' shaped shower bath with curved glass side screen, low level WC and pedestal wash basin. Fully tiled walls and floor plus chrome heated towel rail.

OUTSIDE

The property stands back from the road behind a good-sized expanse of front forecourt garden which is currently gravelled and could provide parking in addition to the block paved drive. The drive leads to an integrated single garage whilst, to the rear, is an area of enclosed garden featuring paved patio immediately to the rear of the property. This gives way to an

expanse of lawn, further patio and raised deck. Raised beds to the side and all enclosed by a timber fence.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 116 square metres.

CENTRAL HEATING

The property benefits from 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

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

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



Bedroom



Bathroom



Bathroom



Garden

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

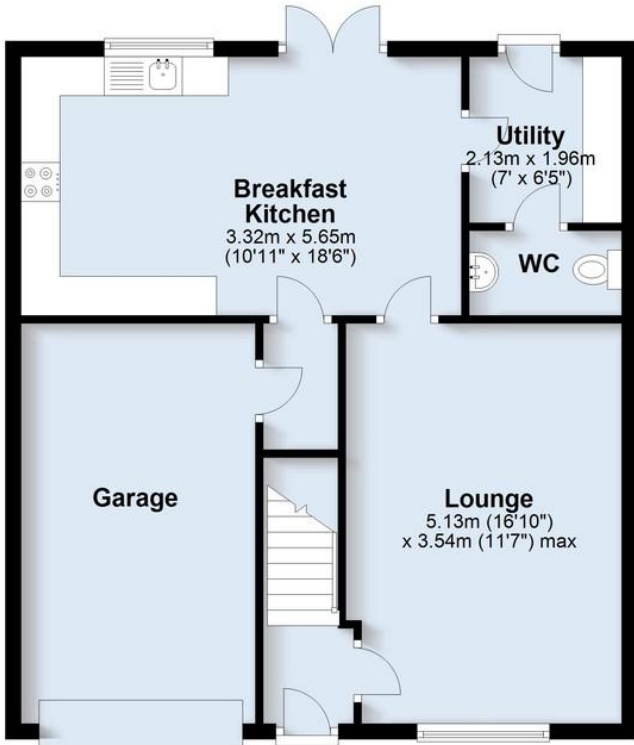
VIEWING

Strictly by appointment with Ulllyotts.

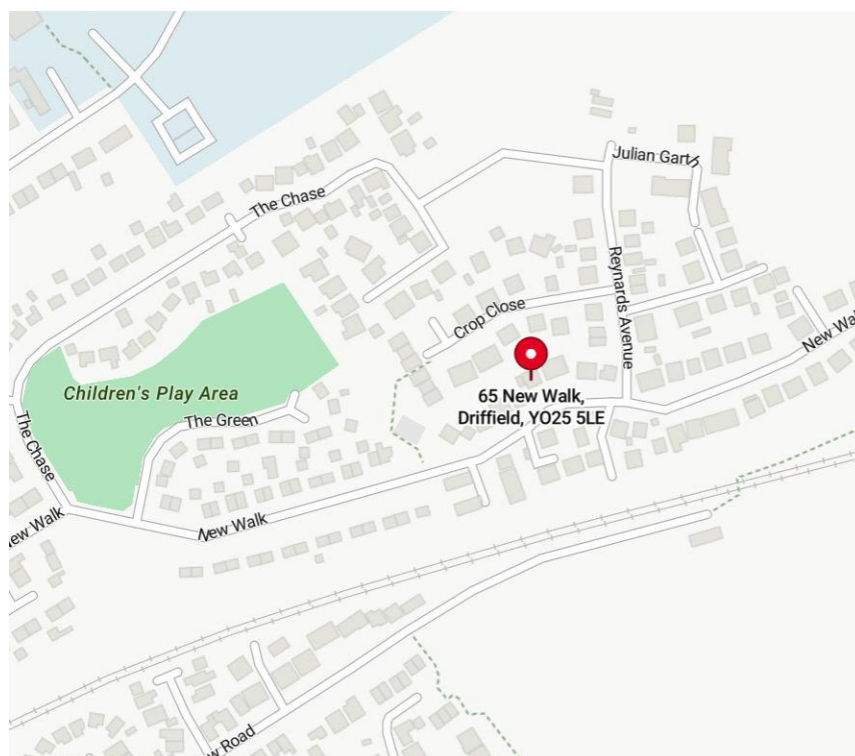
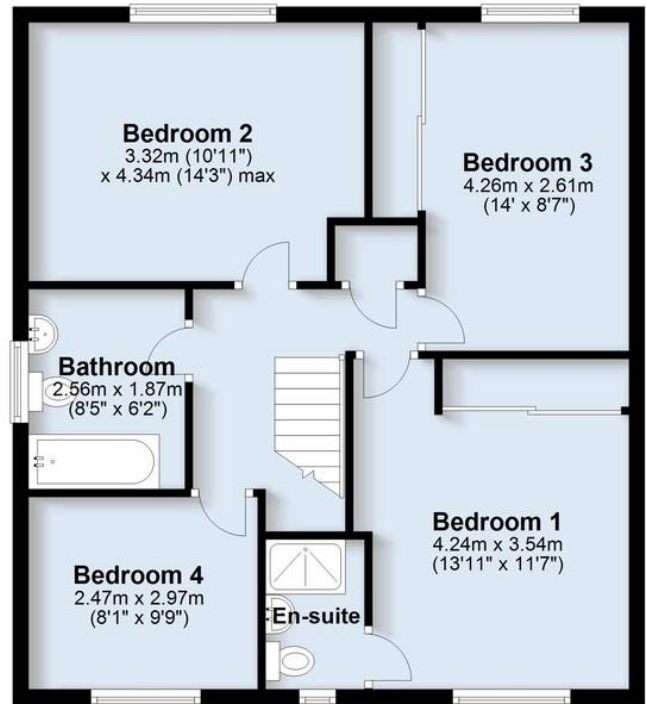
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 116 square metres

Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations