



28 Nalton Drive
Drifffield
YO25 5GE

ASKING PRICE OF

£185,000 – NO CHAIN

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



3



1



1



Off Road
Parking



Gas Central Heating

28 Nalton Drive, Driffield, YO25 5GE

A nearly new property in an 'as new condition' being absolutely immaculate throughout and potentially a very enviable first home for the new owner to make their own mark!

The property stands in a particularly attractive position, off the main part of Nalton Drive, and offers off-street parking to the front. The rear garden also includes a substantial area of raised deck and pergola which has its own electricity supply.

The accommodation on offer includes entrance hall with ground floor WC, lounge with staircase leading up to the first floor, well-equipped kitchen with extensive range of upgraded appliances, three bedrooms and house bathroom with bath and shower. Eco-credentials include an efficient zoned and fully controllable gas central heating system.

This really is a property that stands out from its contemporaries and VIEWING IS THOROUGHLY RECOMMENDED!

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.

ENTRANCE HALL

DRIFFIELD



Cloakroom/WC



Lounge



Breakfast Kitchen



Breakfast Kitchen

Accommodation

CLOAKROOM/WC

With low level WC and pedestal wash hand basin. Radiator.

LOUNGE

15' 0" x 14' 5" (4.59m x 4.41m)

With front facing window and double panelled radiator.

Staircase leading off to the first floor.

BREAKFAST KITCHEN

15' 0" x 8' 10" (4.59m x 2.71m)

A modern kitchen featuring base and wall mounted cupboards incorporating stainless steel sink and base cupboard beneath and worktops. A range of integrated appliances include electric oven and gas hob with extractor over plus concealed fridge and freezer along with dishwasher and washing machine. French doors leading out to the rear garden. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12' 11" x 8' 1" (3.96m x 2.47m)

With rear facing window. Radiator.

BEDROOM 2

11' 2" x 8' 1" (3.41m x 2.48m)

With front facing window. Radiator.

BEDROOM 3

8' 9" x 6' 9" (2.69m x 2.06m)

With rear facing window. Radiator.

BATHROOM

With suite comprising bath having a shower over and glass side screen, low level WC and pedestal wash hand basin. Fully tiled around the bath with matching tiles. Radiator.

OUTSIDE

The property stands just off the main part of Nalton Drive and, therefore, is in a relatively quiet position. There is private parking for two vehicles to the front of the house.

To the rear of the property is a paved patio and this gives way to an expanse of gravelled garden that in turn leads to a raised area of decking which also includes a pergola benefitting from full sun during the day. The deck area benefits from an electricity supply and lighting.



Bedroom



Bedroom



Bedroom



Bathroom

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 72 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

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

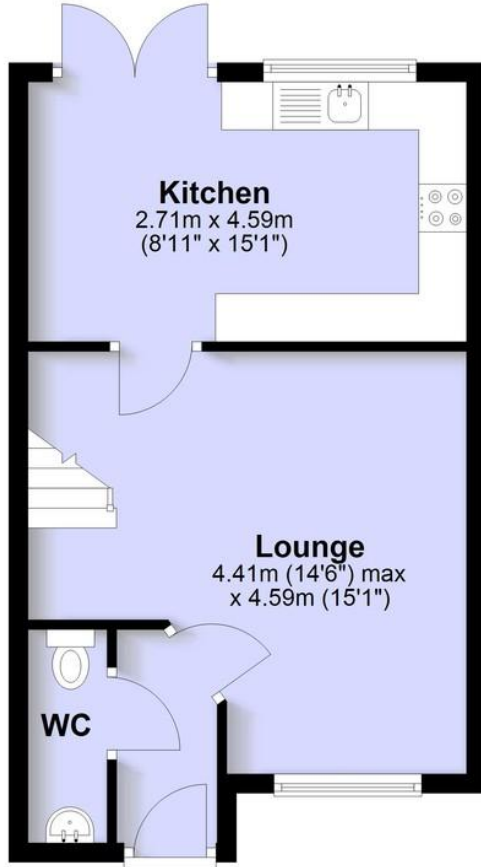


Rear Garden

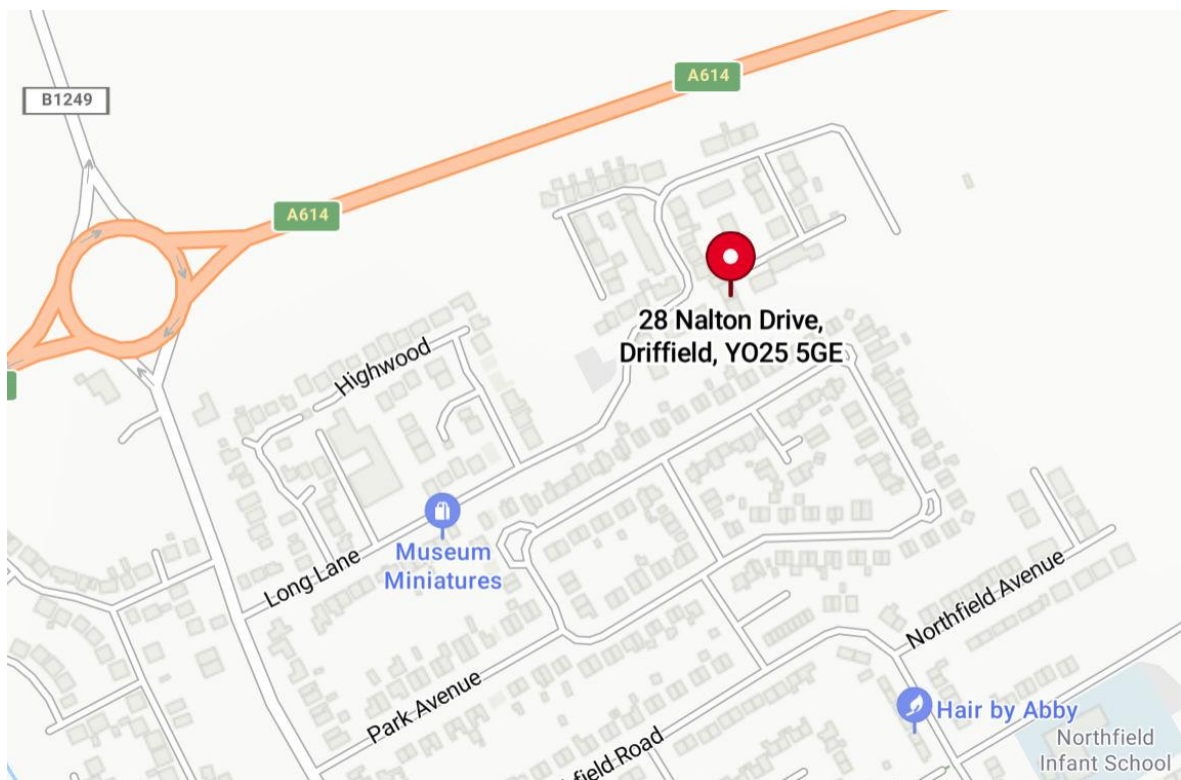
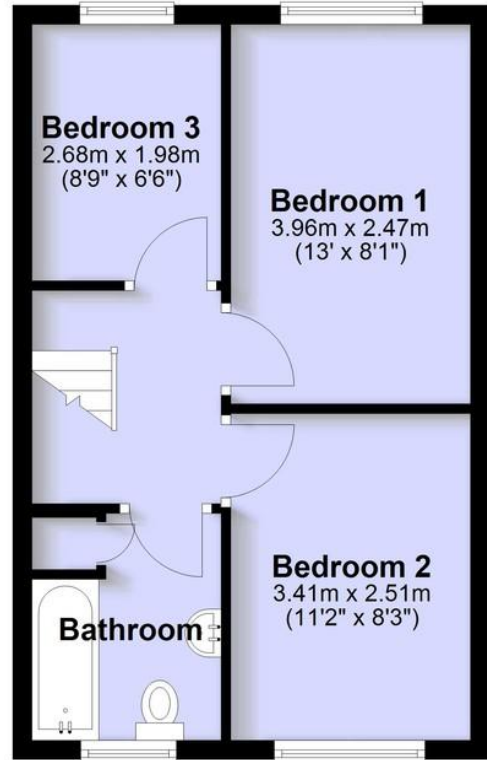


The stated EPC floor area, (which may exclude conservatories),
is approximately 72 sq m

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.

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EST 1891



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