



78 New Walk
Drifffield
YO25 5LE

ASKING PRICE OF

£275,000

3 Bedroom Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Garden



3



1



2



Off Road
Parking



Gas Central Heating

78 New Walk, Drifffield, YO25 5LE

Forming part of the popular "Dawnay Park" Development but having the distinct feature of being on the outskirts of the development with a tree lined rear boundary, this really is a rare opportunity to purchase such a home!

Providing generous off-street parking to the front courtesy of a block paved drive and front forecourt, the property was also built to include a single garage, which also has power and lighting.

The interior of the property, as you would expect from such a home, modern, airy and finished to a high standard. The ground floor features a delightful contemporary herringbone style luxury vinyl flooring and the front facing lounge is equipped to accommodate a wall mounted TV with its own sockets. The lounge is finished to include coved ceiling and heated by a radiator.

The breakfast kitchen features a fully equipped kitchen with integrated appliances that include an eye level oven, gas hob with extractor over and dishwasher.

The units are contemporary, finished with Shaker style doors. The breakfast area features wall panelling and French doors leading out onto the rear garden.

All three bedrooms on the first floor are a good proportion with the master bedroom featuring an en-suite. The house bathroom rounds off the accommodation for this house, which history has shown, has an appeal to buyers of all ages from first time buyers upwards.

DRIFFIELD

Drifffield 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



Lounge



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE HALL

15' 3" x 4' 1" (4.65m x 1.27m)

With staircase leading off to the first floor. Built-in understairs cupboard plus additional built-in storage cupboard. Luxury vinyl flooring throughout.

CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

LOUNGE

15' 3" x 11' 2" (4.67m x 3.41m)

With front facing window and double socket giving availability for a wall mounted TV. Radiator.

BREAKFAST KITCHEN

19' 9" x 8' 11" (6.04m x 2.72m)

Comprehensively fitted with a modern range of kitchen units including base, drawer and wall cupboards finished with contemporary Shaker-style doors in grey with a coordinating worktop over. Integrated electric oven plus four ring gas hob with extractor over. Inset sink with swan neck mixer tap. Space and plumbing for automatic washing machine and space and provision for a dryer. Integrated dishwasher and rear facing window. Dedicated breakfast area including panelled feature

wall. Radiator.

French doors onto the garden.

FIRST FLOOR LANDING

With built-in cupboard housing the boiler and unvented hot water cylinder.

BEDROOM 1

14' 7" x 9' 1" (4.46m x 2.77m)

With rear facing window. Radiator.

EN-SUITE

8' 11" x 4' 9" (2.74m x 1.47m)

With walk-in shower area featuring a glass side screen, vanity wash hand basin and low level WC. Fully tiled wall and floor. Heated towel rail.

BEDROOM 2

11' 2" x 8' 7" (3.41m x 2.64m)

With front facing window. Radiator.

BEDROOM 3

8' 8" x 8' 3" (2.66m x 2.53m)

With front facing window and partially panelled wall. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

BATHROOM

7' 6" x 6' 2" (2.30m x 1.90m)

With feature bath in white having a curved edge and curved shower screen, low level WC and vanity wash hand basin. Tiled walls and flooring. Heated towel radiator.

OUTSIDE

The property stands back from the road behind a deep block paved forecourt which provides ample car parking in addition to the side drive which leads to a single brick built garage which has electric power and lighting. To the rear of the property is an enclosed area of low-maintenance artificial grass together with a porcelain paved patio. Tree lined rear boundary with additional patio/seating area.

A centralised lawn with brick edging and finishes off this smart rear garden.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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 C.

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 Ulyyotts 01377 253456 - Option 1.

Regulated by RICS



En-suite



Garden

The digitally calculated floor area is 84 sq m (906 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

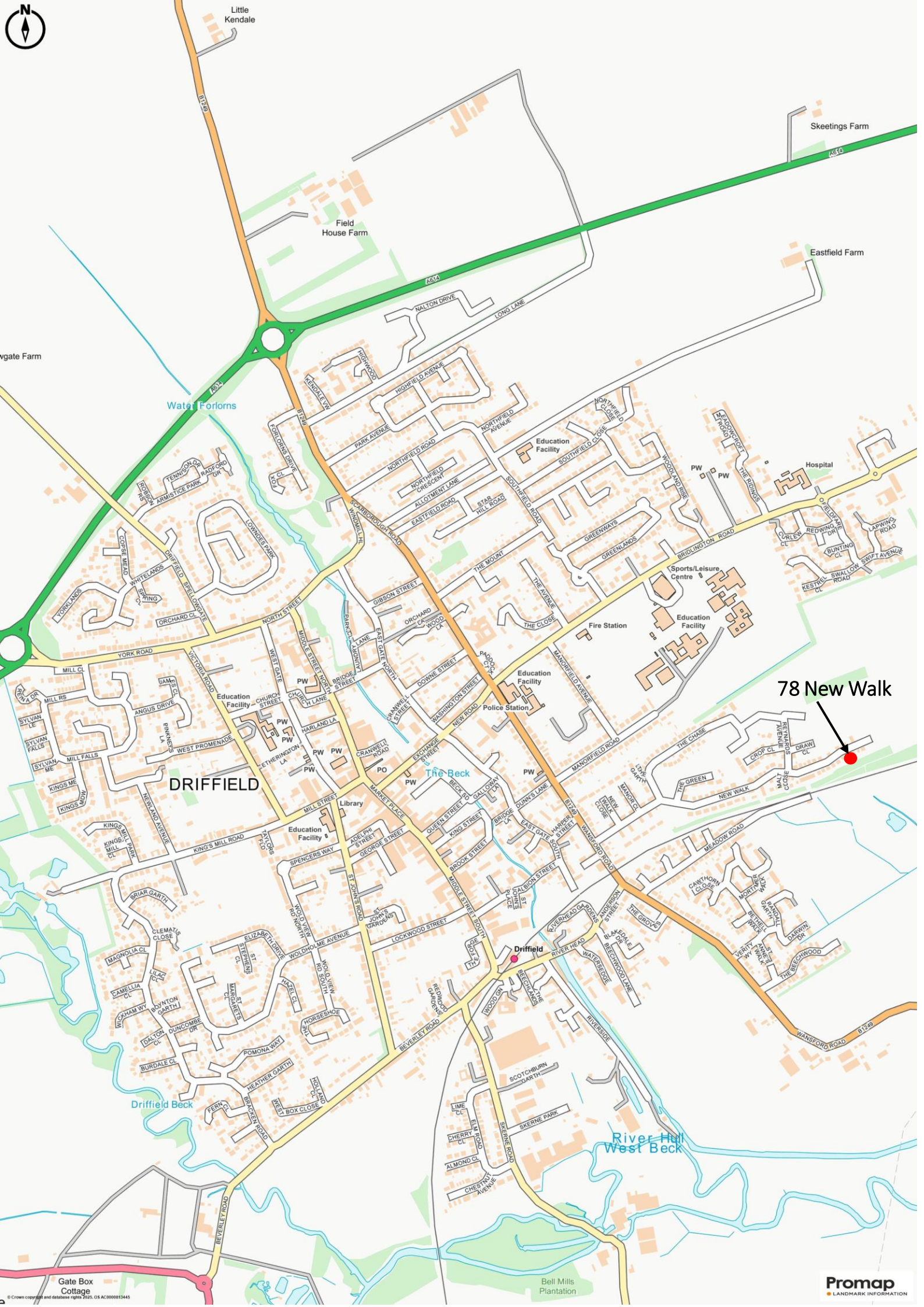


Floor 0



Floor 1





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