

**staniford**  
grays



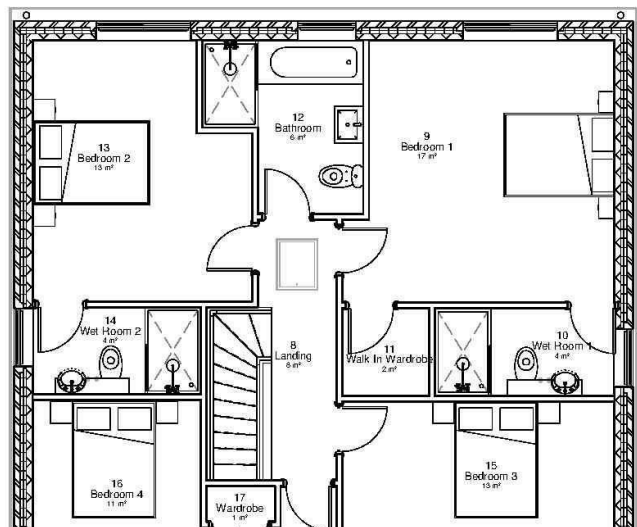
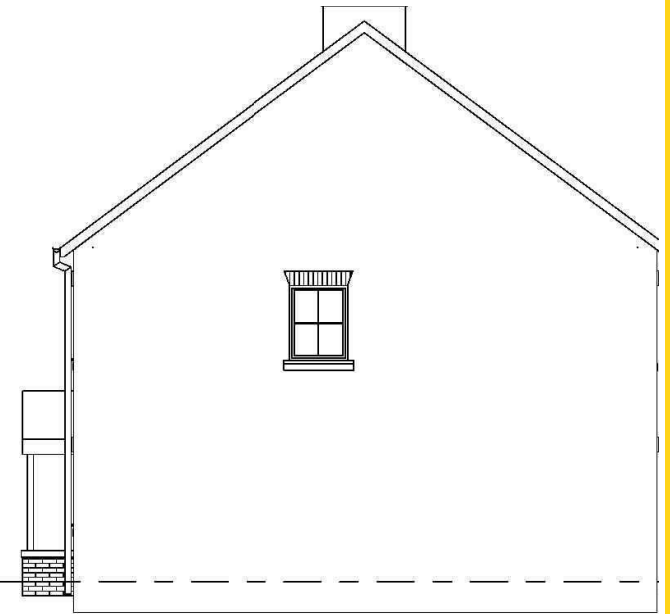
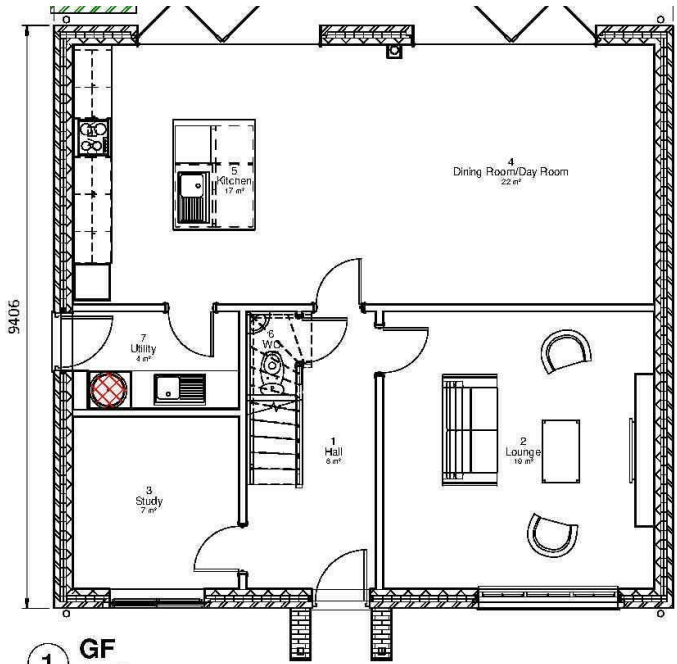
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FOR SALE 01482 631133

Plot 5 Riverside, Driffield, YO25 6BQ

£420,000

4 3 2





# Plot 5 Riverside

Driffield, YO25 6BQ

- GATED COMMUNITY
- NEW BUILD HOME
- OPEN PLAN LAYOUT
- 3 BATHROOMS
- UNDERFLOOR HEATING AND AIR SOURCE HEAT PUMP
- PICTURESQUE RIVERSIDE SETTING
- GENEROUS PARKING AND DETACHED DOUBLE GARAGE
- 4 DOUBLE BEDROOMS
- VIEWING BY APPOINTMENT

PHASE 1 NOW RELEASED- EXECUTIVE NEW BUILD HOMES WITH UNDERFLOOR HEATING. RESERVATIONS NOW BEING TAKEN.

PLOT 5- LARGE INTERNAL SIZE WITH GENEROUS PARKING AND DOUBLE GARAGE.

Riverside is a GATED and select development of high specification three and four bedroom detached and semi-detached properties offering modern family living, with an emphasis placed on comfort and convenience within a private development.

The initial plot release focuses on plots 5, 6 and 7 offering generous 4 Bedroom homes with dedicated driveways and garaging. The dwellings offer detailed and character brickwork externally with modern and open plan interiors.

The versatile living space to Plot 6 comprises; Entrance Hallway, Reception Lounge, Dining Room/Reception 2, Open Plan dayroom/Kitchen, Utility Room and Cloakroom W.C. To the first floor 4 Bedrooms feature with Ensuite Showe Rooms to the Principle Bedroom and Guest Bedroom along with a House Bathroom.

Externally a generous double driveway and double Detached Garage remains a key selling feature with nicely proportioned gardens.

Situated on a quiet and executive cul-de-sac in the peaceful and picturesque setting of Riverside in Driffield and benefits from excellent local amenities with shops,



£420,000



## INTERNAL PHOTOGRAPHY

Internal photography is of Plot 7 as a completed plot. Vendors will have the choice of Kitchens and floor coverings to plots 5 or 6.

### GROUND FLOOR

#### ENTRANCE HALLWAY

#### RECPETION LOUNGE

14'9" x 15'0" (4.52m x 4.58m)

#### PLAYROOM/SNUG

8'9" x 8'11" (2.67m x 2.74m)

#### OPEN PLAN DAYROOM/KITCHEN

30'8" x 13'6" (9.37m x 4.14m)

#### UTILITY ROOM

8'11" x 5'6" (2.74m x 1.68m)

#### CLOAKROOM W.C.

### FIRST FLOOR

#### LANDING

#### PRINCIPLE BEDROOM

14'6" x 13'8" (4.44m x 4.19m)

#### ENSUITE SHOWER ROOM

9'4" x 4'8" (2.87m x 1.43m)

#### GUEST BEDROOM

13'7" x 11'7" (4.16m x 3.54m)

#### ENSUITE SHOWER ROOM

8'7" x 4'11" (2.63m x 1.52m)

#### BEDROOM 3

14'6" x 9'9" (4.44m x 2.98m)

#### BEDROOM 4

12'2" x 9'9" (3.72m x 2.98m)

#### FAMILY BATHROOM

9'10" x 8'1" (3.02m x 2.48m)

#### DOUBLE GARAGE

19'4" x 19'3" (5.91m x 5.88m)

### DISCLAIMER

THE DEVELOPER RESERVES THE RIGHT TO AMEND THE SPECIFICATION FROM THE DETAILS DOCUMENTED AT THEIR OWN DISCRETION.

\*PURCHASERS WILL HAVE THE OPTION OF PEROSNALISING PLOTS 5 AND 6 \*

### SPECIFICATION

**ELECTRICAL**

Brushed aluminium sockets, inset led spotlights and pendants, mid level t.v. points to Bedroom 1.

**HEATING**

Underfloor heating to ground floor level and moder wet radiators to first floor level.

**INTERNAL FEATURES**

Traditionally styled internal oak veneer doors. Laminate herringbone flooring and capreting throughout. Feature Oak ballustrade and newell post with glazed modern inserts.

**KITCHEN**

Choice of Kichen from range in plots 5 and 6. Specification in Plot 7- Anthracire colour on a shaker style with contrasting worksurface. Soft closing doors and drawers. laminate sink and drainer, integrated appliances include; fridge freezer, dishwasher, electric hob and oven, extractor canopy.

**BATHROOM**

Neutrally appointed white sanitary ware, feature splashback tile and flooring. Basin inset to vanity unit, lowflush W.C. Rainfall shower to ensuite and panel bath with shower fittment over to main Bathroom. Heated towel rail.

**EXTERNAL**

Pillared electric gates to main entrance of development. Brick Sett patio detailing and laid to lawn grass (to be laid once a completion date is established) with modern horizontal and boarded fencing. Estate style fencing to frontage Feature storm porch and external lighting. Upvc windows and doors.

**PROPERTY PARTICULARS-DISCLAIMER**  
**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

**SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

**FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

**WEBSITES**

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

**TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- [Stanifords.com](http://Stanifords.com) Tel: (01482) - 631133

E-mail: [swansales@stanifords.com](mailto:swansales@stanifords.com)





## Floor Plans



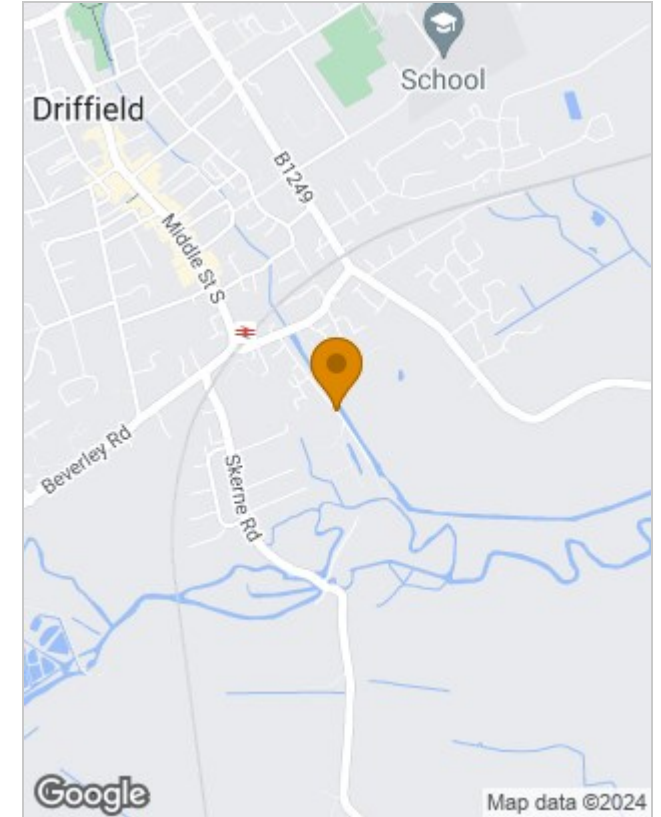
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

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