

# staniford grays



Plot 4 Riverside, Driffield, YO25 6PA

£239,950





# Plot 4 Riverside

Driffield, YO25 6PA

- GATED COMMUNITY
- NEW BUILD HOME
- OPEN PLAN LAYOUT
- 2 BATHROOMS
- BUILD WARRANTY
- PICTURESQUE RIVERSIDE SETTING
- PARKING TO FRONT
- 3 BEDROOMS
- VIEWING BY APPOINTMENT
- UNDERFLOOR HEATING AND AIR SOURCE HEAT PUMP

NEW RELEASE- EXECUTIVE NEW BUILD HOMES

JUST 2 SEMI-DETACHED HOMES AVAILABLE ON SITE-

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.

This latest plot release focuses on generous 3 Bedroom homes with dedicated driveways. The dwellings offer detailed and character brickwork externally with modern and open plan interiors.

The versatile living space comprises; Storm Porch, Reception Lounge, Open Plan dayroom/Kitchen, and Cloakroom W.C. To the first floor 3 Bedrooms feature with Ensuite Shower Room to the Principle Bedroom and House Bathroom.

Externally a generous driveway 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,



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## GROUND FLOOR

### ENTRANCE HALLWAY

RECEPTION LOUNGE 11'2" x 17'3" (3.42m x 5.27m)

OPEN PLAN DAYROOM/KITCHEN 16'0" x 10'0" (4.90m x 3.07m)

### CLOAKROOM W.C.

## FIRST FLOOR

### LANDING

PRINCIPLE BEDROOM 11'8" x 11'0" (3.57m x 3.37m)

ENSUITE SHOWER ROOM 4'11" x 6'10" (1.52m x 2.10m)

BEDROOM 2 9'10", 18'0"5" x 8'9" (3,55m x 2.67m)

BEDROOM 3 6'6", 32'4"9" x 7'4" at longest and widest point (2,99m x 2.25 at longest and widest point)

FAMILY BATHROOM 7'7" x 6'2" (2.33m x 1.88m)

### 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.

### HEATING

Underfloor heating to ground floor level and wet radiators to first floor level. Air source heat pump.



#### **EXTERNAL**

Pillared electric gates to main entrance of development. Brick Set 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.

#### **DISCLAIMER**

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

#### **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**

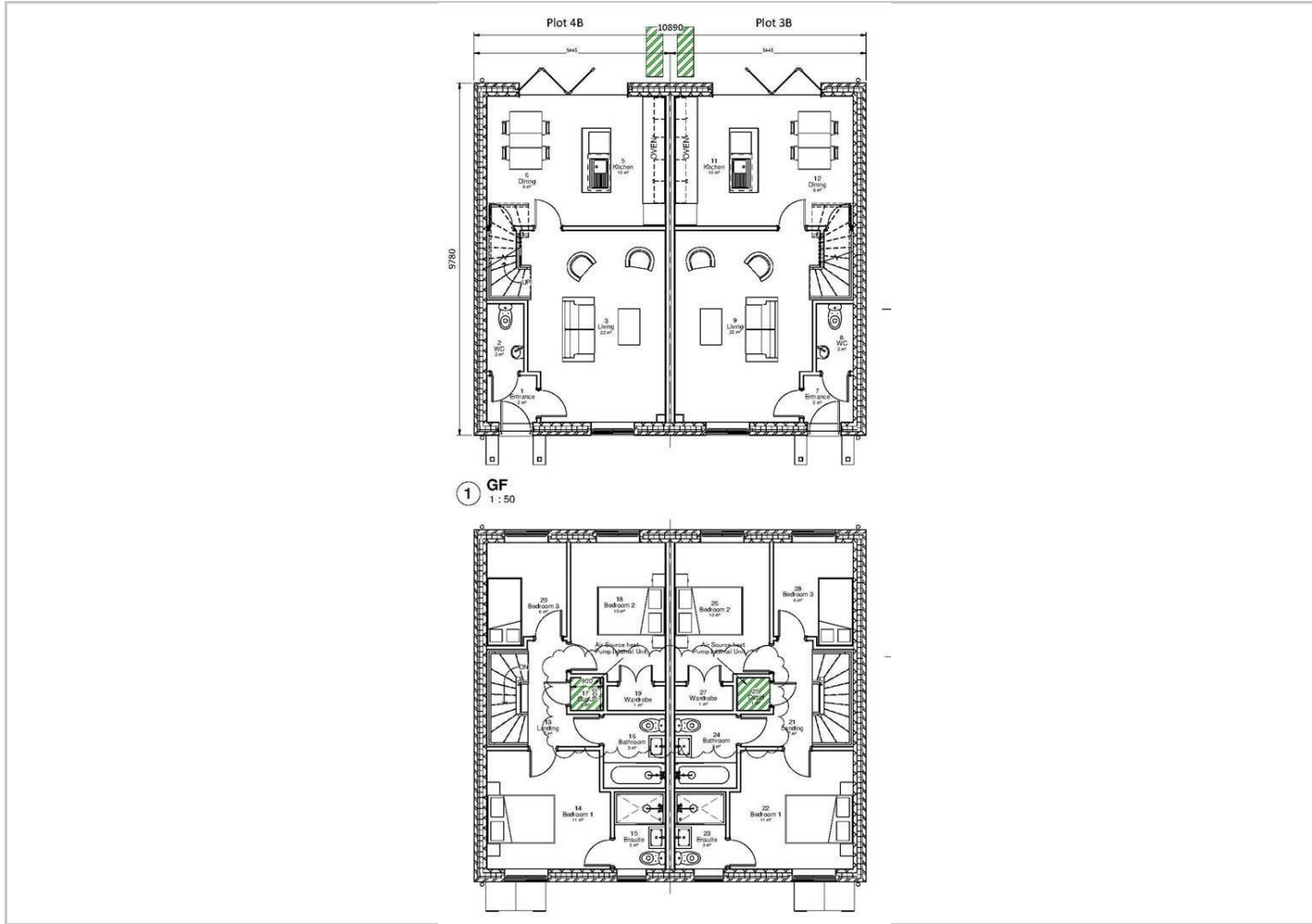
Strictly by appointment with sole selling agents, Staniford Grays.

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

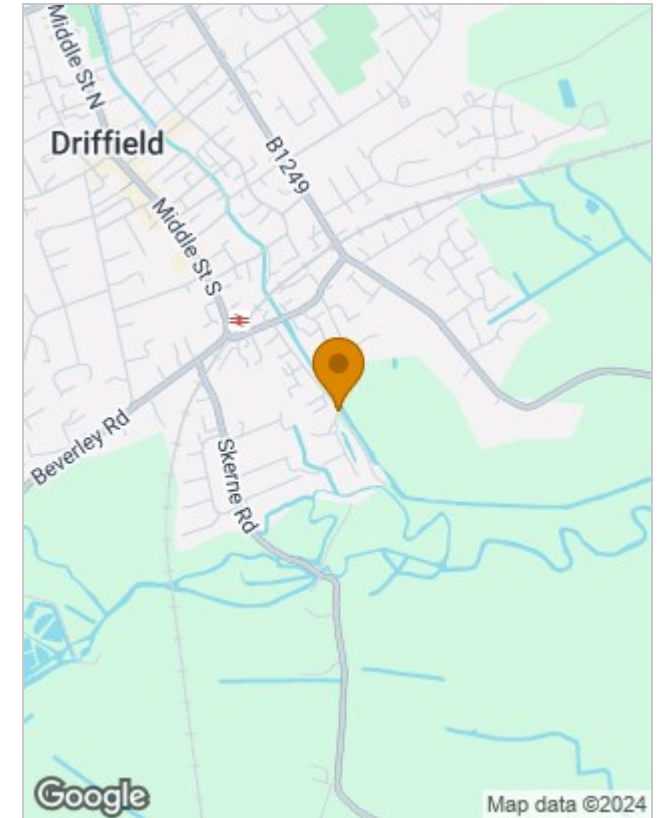
E-mail: [swansales@stanifords.com](mailto:swansales@stanifords.com)



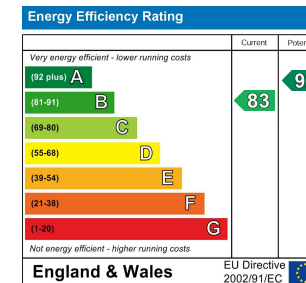
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.