



Energy Efficiency Rating	
Current	Potential
83	94

  

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 60, Nalton Drive, Driffield, East Yorkshire, YO25 5GE £950 Per month

\*\*Available late April\*\*

60 Nalton Drive is a detached, three bedroom home located on the Mortimer Park development in Driffield. Within walking distance to the town centre, an early viewing is advised to secure this property. The property briefly comprises; to the ground floor entrance hallway, guest cloakroom, spacious sitting room and dining kitchen. To the first floor is master bedroom with en-suite, a further two bedrooms and the house bathroom. To the exterior there is a fully enclosed lawned garden and off street parking for two vehicles.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

Available to let on an Assured Shorthold Tenancy of 12 months, renewable by agreement.

Council Tax Band TBC  
EPC Rating B





**ENTRANCE HALL**

Door to front aspect, storage cupboard and understairs cupboard, stairs to first floor.

**GUEST CLOAKROOM**

Low flush WC, wash hand basin, extractor fan.

**SITTING ROOM**

Dual aspect windows to front and side, radiator, power points.

**DINING KITCHEN**

A range of wall and base units with roll top work surfaces, stainless steel sink and drainer unit. Integrated appliances to include washing machine, dishwasher, fridge/freezer, electric oven and hob, extractor fan. Space for a dining table, power points and French doors leading to garden.

**MASTER BEDROOM**

Dual aspect windows, power points, radiator. Heating can be controlled separately to the rest of the home.

**EN-SUITE BATHROOM**

Enclosed shower cubicle, low flush WC and wash hand basin.

**BEDROOM TWO**

Window to front and side aspect, airing cupboard, radiator, power points.

**BEDROOM THREE**

Window to side aspect, radiator and power points.

**HOUSE BATHROOM**

Opaque window to front aspect, panel closed bath with mixer taps and shower attachment, low flush WC and wash hand basin.

**GARDEN & PARKING**

Fully enclosed lawned garden with paved path, security lighting and side gate to access driveway parking for at least two vehicles.

**EPC RATING**

B

**COUNCIL TAX BAND**

TBC

