



Laking Lane, Wold Newton, Drifffield, YO25 3YR

- Link Semi-Detached House
- Contemporary Home
- Village Location
- NHBC Warranty
- Two Bedrooms
- Garage & Off Road Parking
- Front & Rear Gardens
- EPC Grade: B

Offers In Excess Of £200,000



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DESCRIPTION

Nestled in the picturesque rural village of Wold Newton, this stylish and modern link-semi detached home offers the perfect blend of contemporary living and countryside charm. Ideally located just 8.2 miles from Filey and 10.8 miles from Bridlington, the village itself boasts a strong sense of community with a local public house, village hall, primary school, and convenient bus routes.

This well-presented home features bold grey UPVC windows, off-road parking, and a garage with power, lighting and plumbing. The front and rear gardens provide excellent outdoor space, with the rear garden mainly laid to lawn, complemented by a patio area—ideal for relaxation and entertaining.

Step inside to discover a spacious entrance hall leading to a sleek and stylish kitchen, fitted with grey shaker-style wall and base units, along with integrated appliances including a washing machine and fridge/freezer. To the rear of the property, the inviting lounge/diner benefits from patio doors opening onto the garden, allowing for an abundance of natural light. A convenient downstairs cloakroom completes the ground floor.

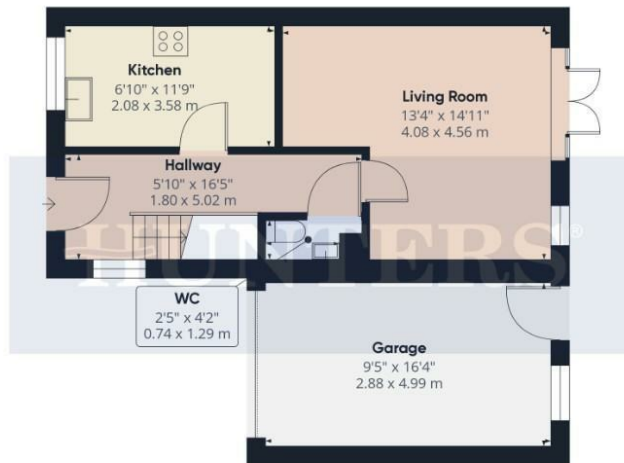
Upstairs, the first floor offers two generous double bedrooms, both bright and airy, along with a modern family bathroom featuring a shower over the bath. The property is tastefully decorated in a neutral palette, creating a fresh and contemporary feel throughout.

With the remaining NHBC warranty in place, this fantastic home offers peace of mind for buyers seeking a modern property in a sought-after village location.

Don't miss out on this wonderful opportunity—contact us today to arrange a viewing!







Ground Floor



Floor 1

HUNTERS

Approximate total area⁽¹⁾
826.78 ft²
76.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Viewings

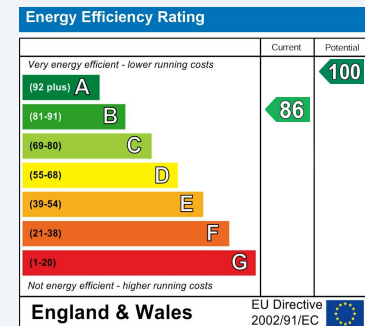
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.