



87a Main Street, Driffield, YO25 8AY

£320.000



**** NEWLY BUILT PROPERTY BY LOCAL BUILDER ****

This is a fantastic opportunity to purchase a newly built, individual 3 bedroom detached property. Whilst still in progress this property is already shaping up to be a beautiful family home!

Entering the property, the hallway leads to a lounge on the left and a W.C to the right, at the end of the hall there will be a bright and spacious open plan kitchen diner with French doors leading to the garden.

Upstairs the property offers 3 good size bedrooms with en-suite to the master and all benefitting from built in wardrobes and finally a family bathroom.

Externally the property will have gardens front and rear, the rear garden will be south facing and will offer fenced borders and private, off street parking.

Planning available to view on the East Riding Council website.

EPC - Awaited
Council Tax - Awaited
Tenure - Freehold

Entrance Hall

Kitchen diner
20'4" x 9'2" (6.2 x 2.8)

Lounge
11'5" x 15'9" (3.5 x 4.811)

W.C
3'5" x 6'8" (1.05 x 2.05)

1st Floor Landing

Master Bedroom
14'11" x 9'2" (4.561 x 2.8)

En-suite
5'1" x 9'2" (1.55 x 2.8)

Bedroom 2
9'3" x 11'0" (2.842 x 3.375)

Bedroom 3
8'11" x 9'3" (2.736 x 2.842)

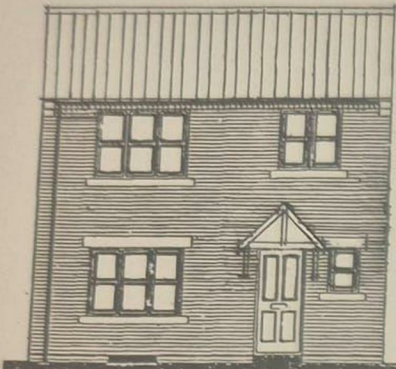
Bathroom
6'2" x 7'6" (1.88 x 2.294)

Garden

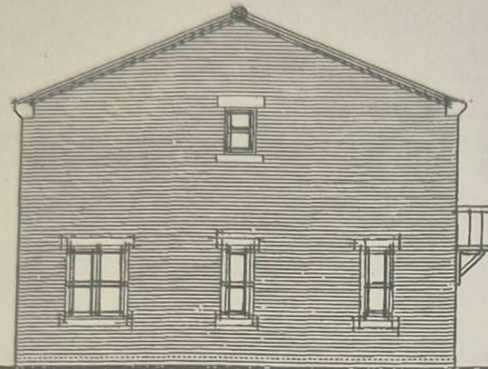


3 BEDROOM DETACHED HOUSE 94.3 SQM / 1016 SQ FT

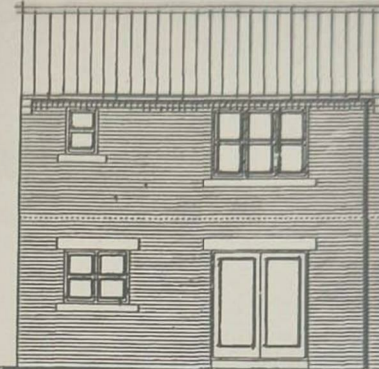
3no. course corbelled brick barge and eaves, one course being dentils.



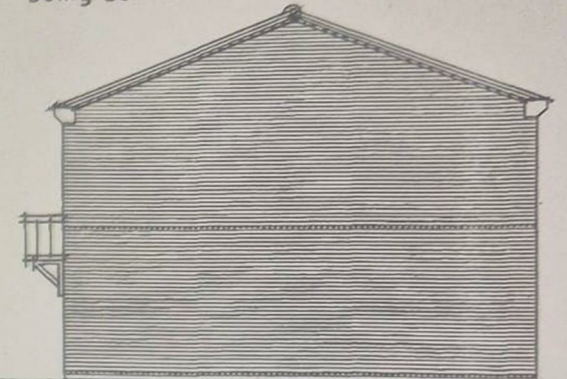
FRONT ELEVATION
NORTH



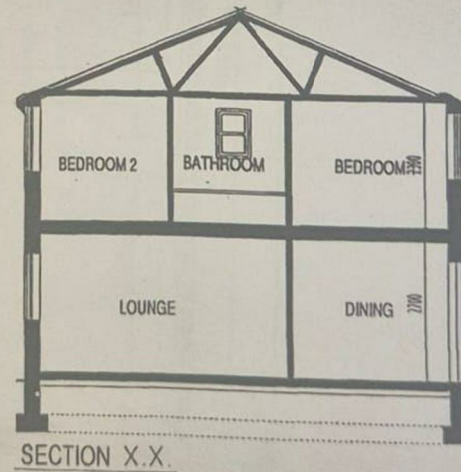
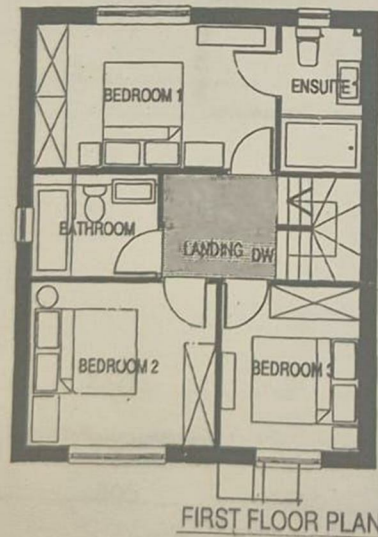
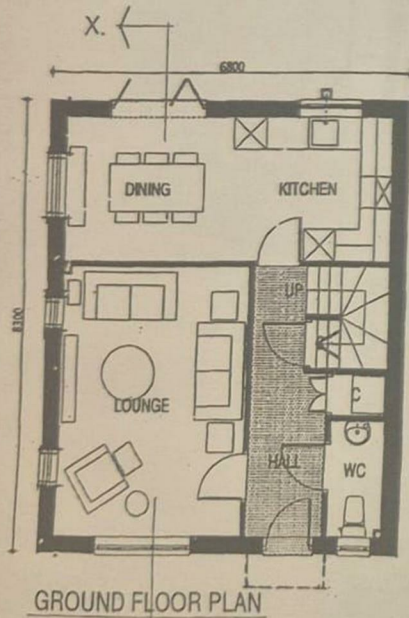
SIDE ELEVATION
EAST



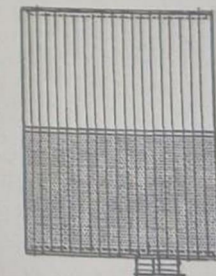
REAR ELEVATION
SOUTH



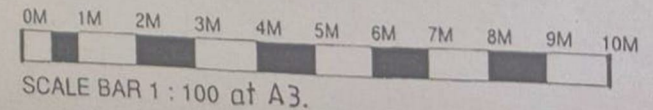
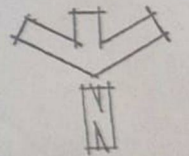
SIDE ELEVATION
WEST

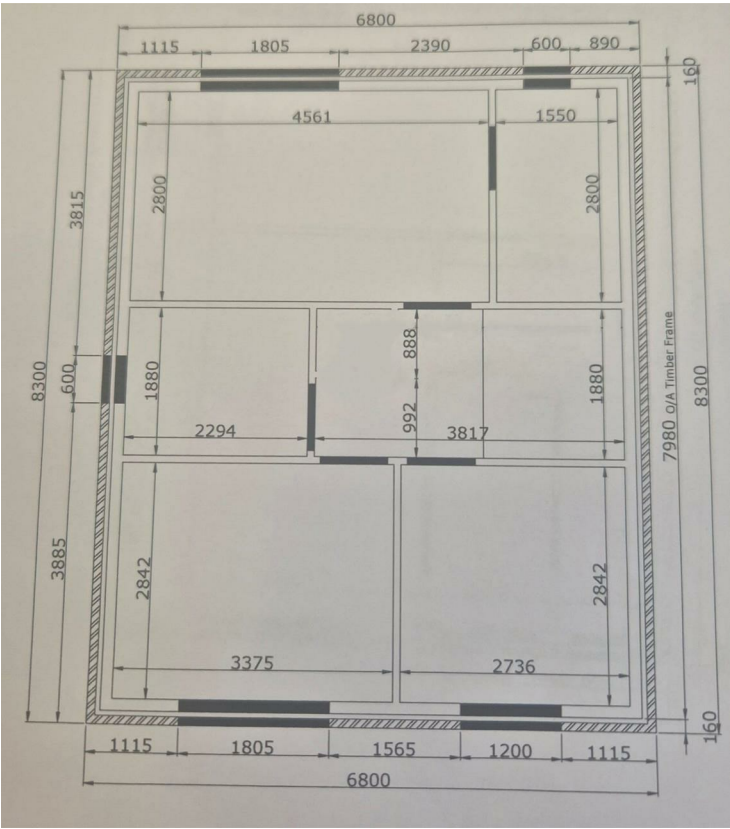
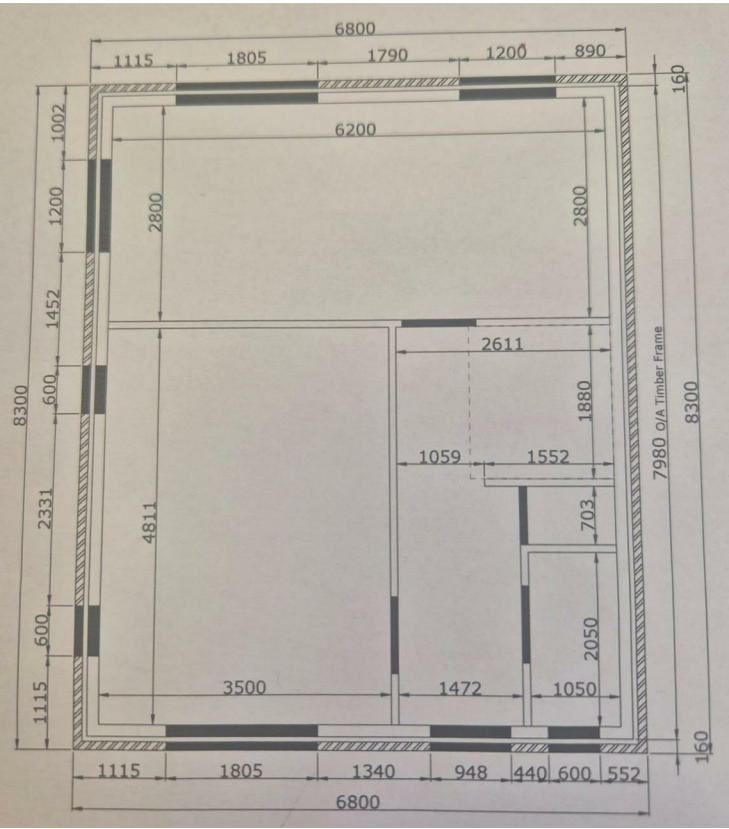



Marley' Lincoln' clay interlocking pantiled roofs.



ROOF PLAN 1:200





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

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.