

SALES & LETTINGS
www.willowgreenestateagents.co.uk
WG
WILLOWGREEN
ESTATE AGENTS
FOR SALE
0377 310077

VIEWING BY
APPOINTMENT

84 New Walk
Driffield, YO25 5LE
Asking price £275,000

WILLOWGREEN
ESTATE AGENTS

A SIMPLY STUNNING three bedroom detached house originally constructed by GP Atkin Homes, forming part of a renowned and much desired development. The property is a beautiful example of unrivalled quality inside and out, with a colourful landscaped garden. Woodland views to the rear. Briefly comprising, entrance hall, cloaks/wc, utility, lounge, kitchen with dining area, garden room, landing, three bedrooms one with en-suite and house bathroom.

Local to Driffield town centre this property is perfect for next time buyers, families or anyone looking for a modern detached home with quality fittings, which is not overlooked at the rear, adjoining woodland. Driffield comprises of independent shops, cafe's, restaurants, GP surgery's, Dental practices, supermarkets, schools and local transport including train and bus services.

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.

EPC Rating B



ENTRANCE HALL 15'9" x 4'3" (4.81 x 1.31)
With composite door into, laminate flooring, large storage cupboard with light, radiator, stairs leading off and doors to.

CLOAKS/ WC 5'10" x 3'5" (1.78 x 1.06)
With modern white suite comprising, pedestal wash hand basin, low level wc, radiator, tiled splash back, extractor and window to front elevation.

UTILITY 2'11" x 3'4" (0.89 x 1.04)
A large utility cupboard with space for washer and dryer, plumbing and water available, power and light connected. Work surface space and clothes hanging space.

LOUNGE 15'9" x 11'5" (4.81 x 3.49)
A super front facing room with feature fireplace, modern electric fire in situ, radiator, coving and TV point.

KITCHEN/ DINING ROOM 8'8" x 20'1" (2.65 x 6.14)
With quality wall, base and drawer units, work surface over, tiled splash back, ceramic 1 1/2 bowl sink and mixer tap, built-in electric oven, gas hob, extractor over, built-in fridge freezer and washing machine & dishwasher radiator, TV point, ceiling spotlighting, window and french doors to rear elevation.

GARDEN ROOM 8'7" x 7'6" (2.62 x 2.30)
A delightful garden room overlooking the landscaped garden, laminate flooring, radiator, two windows to the side elevations and french doors to garden.

LANDING 6'2" x 3'9" (1.90 x 1.15)
With airing cupboard housing gas central heating boiler and hot water cylinder.

BEDROOM 1 8'9" x 14'9" (2.67 x 4.51)
With window to rear elevation, radiator and door to en-suite.

EN-SUITE 8'9" x 4'10" (2.68 x 1.48)
With modern white suite, double shower cubicle, glass screen, thermostatic shower over, pedestal wash hand basin, low level wc, fully tiled throughout and window to rear elevation.

BEDROOM 2 9'2" x 11'3" (2.80 x 3.45)
With window to front elevation and radiator.

BEDROOM 3 9'2" x 11'3" (2.80 x 3.45)
With window to front elevation and radiator.

BATHROOM 6'2" x 7'7" (1.89 x 2.33)
With modern white suite, 'P' shaped bath with glass screen, thermostatic shower over, pedestal wash hand basin, low level wc, fully tiled throughout, window to side elevation, ceiling spotlighting and heated towel ladder.

OUTSIDE
The property stands proud on the plot with block paved driveway and parking area, gated access to both sides of the property leading to the rear garden. The rear garden has been landscaped and provides a super private area with woodland behind, so very private. The garden has a large flagged patio, lawn, borders with pear and apple trees, flowers and shrubs, timber garden shed, garden compound for storage and secure timber boundary fencing.

PARKING
There is parking for several vehicles and space for a garage (subject to consents).

TENURE
We understand that the proeprty is Freehold.

SERVICES
We understand that all mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
We understand that the council tax banding is C.

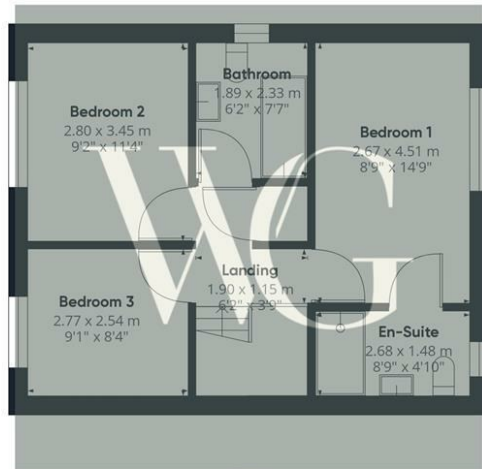
NOTE
Please note the property was built in 2020 so has 6 years left on the NHBC warranty.







Floor 1



Floor 2

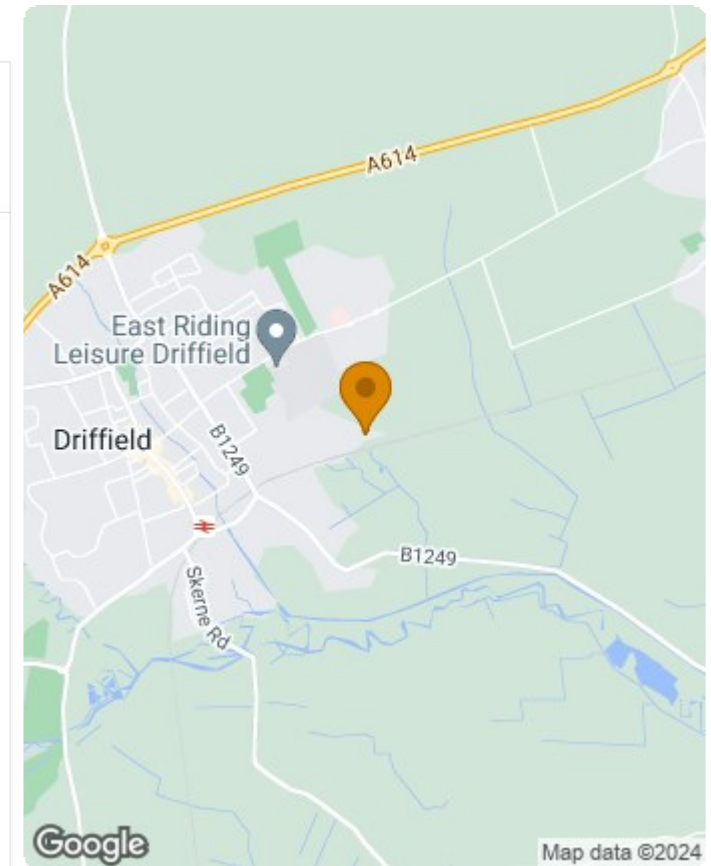
WG

Approximate total area⁹⁾
94 m²
1011.79 ft²

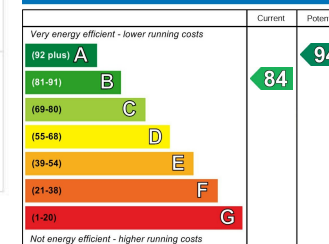
(1) Excluding balconies and terraces

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

GIRAFFE360

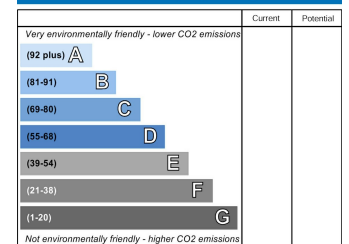


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633