



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

WILLOWGREEN
ESTATE AGENTS

*NO CHAIN*NO CHAIN*NO CHAIN* Located in one of Driffield's popular developments, just a 10 minute walk into town and close to all amenities. The property itself offers privacy, being screened by the wooded area to the rear at slightly set back from the road.

The property briefly comprises, entrance hall, cloaks/ wc. lounge, dining kitchen, day room, landing, three good sized bedrooms, one with en-suite facilities and family bathroom. Manicured and landscaped gardens front and rear and plenty of parking.

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 15'00 x 4'6 (4.57m x 1.37m)
With composite door into, radiator, oak flooring, stairs leading off, storage cupboard and doors to.

CLOAKS/WC 8'00 x 3'3
With modern white suite comprising pedestal wash hand basin, low level wc, oak flooring, coving and window to front elevation.

LOUNGE 15'00 x 11'3 (4.57m x 3.43m)
With window to front elevation, feature fireplace with electric fire in situ, oak flooring, TV point and coving.

DINING KITCHEN 20'1 x 9'00 (6.12m x 2.74m)
With modern range of wall and base units, drawer unit, ceiling spotlighting, built-in fridge freezer, washer, dishwasher, electric oven, hob and extractor, work surface over, tiled splash back and window to rear elevation overlooking the garden. A super dining area with radiator opening into the day room.

DAY ROOM 11'00 x 9'2 (3.35m x 2.79m)
With oak flooring, window to rear elevation, French doors to garden, ceiling spotlighting and coving.

LANDING 6'00 x 3'9 (1.83m x 1.14m)
With airing cupboard, loft access and doors to.

BEDROOM 1 14'8 x 10'00 (4.47m x 3.05m)
With radiator and window to rear elevation.

EN-SUITE 9'00 x 4'10 (2.74m x 1.47m)
With modern suite comprising double shower cubilce, thermostatic shower over, glass screen, pedestal wash hand basin and low level wc, fully tiled, window to rear elevation, extractor fan and ceiling spotlighting.

BEDROOM 2 11'4 x 8'00 (3.45m x 2.44m)
With window to front elevation and radiator.

BEDROOM 3 8'00 x 8'2 (2.44m x 2.49m)
With window to front elevation and radiator.

FAMILY BATHROOM 7'7 x 5'00 (2.31m x 1.52m)
With vanity wash hand basin, beautiful slipper bath with claw feet, low level wc, part tiled walls, tiled flooring, window to side elevation and extractor fan.

OUTSIDE
The property is set back from the road with a delightful cottage garden to the front with railings, raised beds and colourful flowers and shrubs in an abundance. The rear garden is beautifully established with stone flagged patio, lawn, borders, shrubs, flowers, seating areas, timber garden shed and fully timber fenced surrounds. The wooded area to the rear offers privacy and seclusion.

PARKING
There is a large driveway for parking several vehicles.

SERVICES
All mains services are connected.

TENURE
We understand that the property is Freehold.

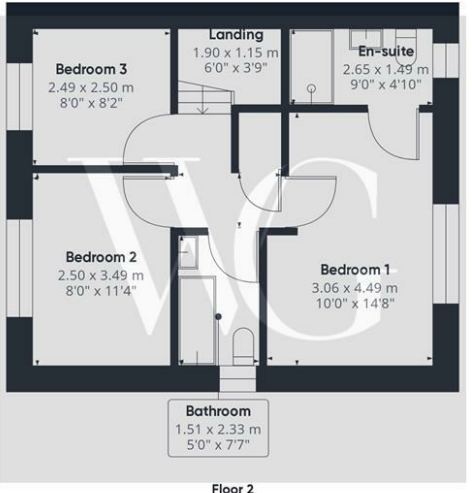
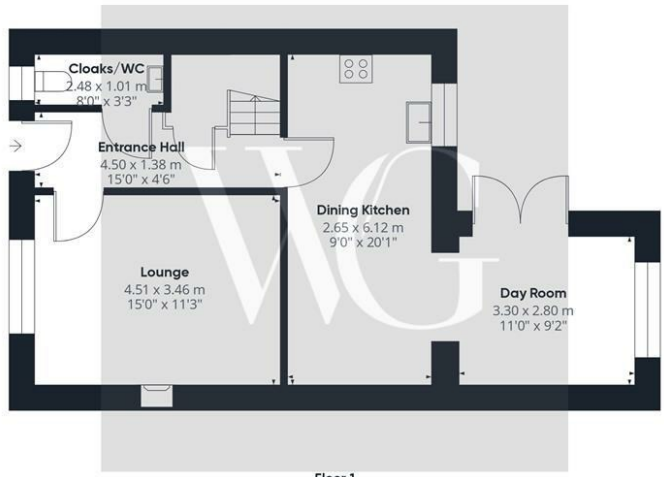
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

COUNCIL TAX BAND
The council tax banding is B.

NOTE
The property will still be under the NHBC guarantee.







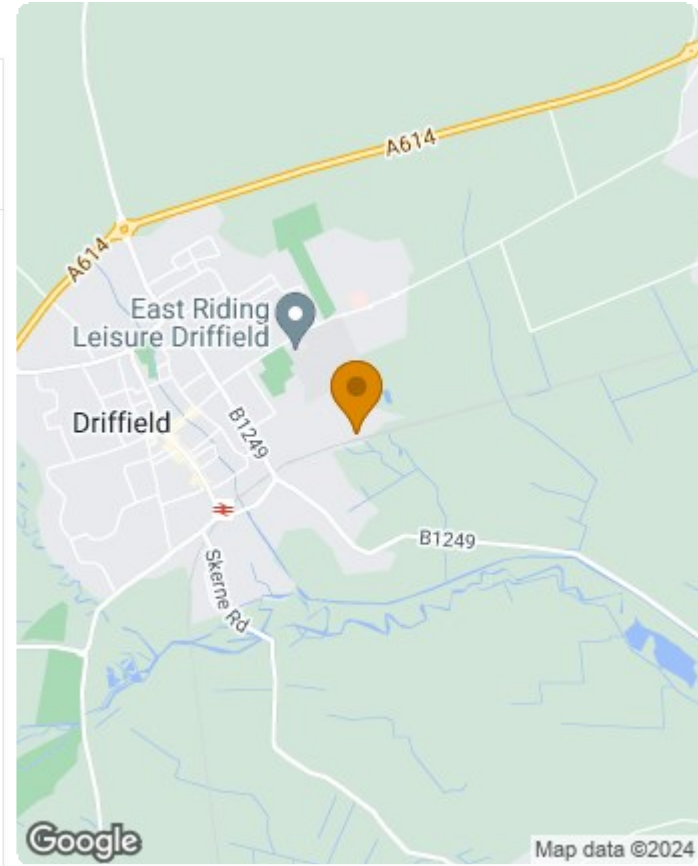
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Approximate total area¹⁾
94.71 m²
1019.45 ft²

(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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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