



**The Nurseries Driffield Road  
Driffield, YO25 4SP  
Asking price £235,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



**\*\*NEW BUILD\*\*PLOT 16** - A delightful SEMI-DETACHED family home with a modern layout, three bedrooms, two bathrooms, CALL US TO VIEW.

This is a fine example of modern living VIEWING ESSENTIAL to appreciate what is on offer.

The property briefly comprises, entrance hall, lounge, cloaks/ wc, open plan kitchen/ living/ diner, utility area, landing, bedroom one with ensuite facilities and two further bedrooms and family bathroom. GOOD SIZED GARDEN AND PARKING.

Kilham is sat in the heart of the Wolds and boasts a primary school, a traditional pub/restaurant and garage. It is situated only 5 miles north-east of the capital of the Yorkshire Wolds; Driffield and 18 miles from the historic market town of Beverley. Only a short journey from the village are many beautiful beaches and coves, and thousands of acres of Yorkshire's finest landscape to explore, including Bridlington, Fraisthorpe and Hornsea.

EPC Rating B



**ENTRANCE HALL** 3'7" x 15'6" (1.10 x 4.73)

**CLOAKS/WC** 5'0" x 3'5" (1.53 x 1.05)  
With radiator, pedestal wash hand basin and low level wc.

**LOUNGE** 12'7" x 9'11" (3.85 x 3.03)  
With bay window to front elevation and radiator.

**KITCHEN/DINER** 16'6" x 9'10" (5.05 x 3.01)  
With modern style wall, base and drawer units, work surface over, upstand, sink unit with mixer tap, integrated fridge freezer, double oven, hob, splash back and extractor. Vinyl flooring and radiators.

**UTILITY AREA**  
A great space saving area with plumbing for washing machine and base units.

**LANDING** 3'7" x 6'11" (1.11 x 2.13)  
With airing cupboard, loft access and radiator.

**BEDROOM 1** 10'9" x 9'10" (3.30 x 3.02)  
With window to front elevation and radiator.

**EN-SUITE** 5'6" x 5'10" (1.69 x 1.79)  
With double shower cubicle, thermostatic shower over, glass shower screen, pedestal wash hand basin, low level wc, vinyl flooring, heated towel ladder, ceiling spotlighting and window to front elevation.

**BEDROOM 2** 9'5" x 9'10" (2.88 x 3.01)  
With window to rear elevation and radiator.

**BEDROOM 3** 6'9" x 9'9" (2.08 x 2.99)  
With window to rear elevation and radiator.

**BATHROOM** 5'6" x 7'3" (1.68 x 2.23)  
With white suite comprising, panelled bath with thermostatic shower over, glass shower screen, low level wc and pedestal wash hand basin, window to side elevation, vinyl flooring and heated towel ladder.

**GARDEN**  
With an open plan lawned frontage, side gated access to the rear, the rear garden is mainly laid to lawn, patio areas and fenced boundaries.

**PARKING**  
There are two aprking spaces to the front of the property.

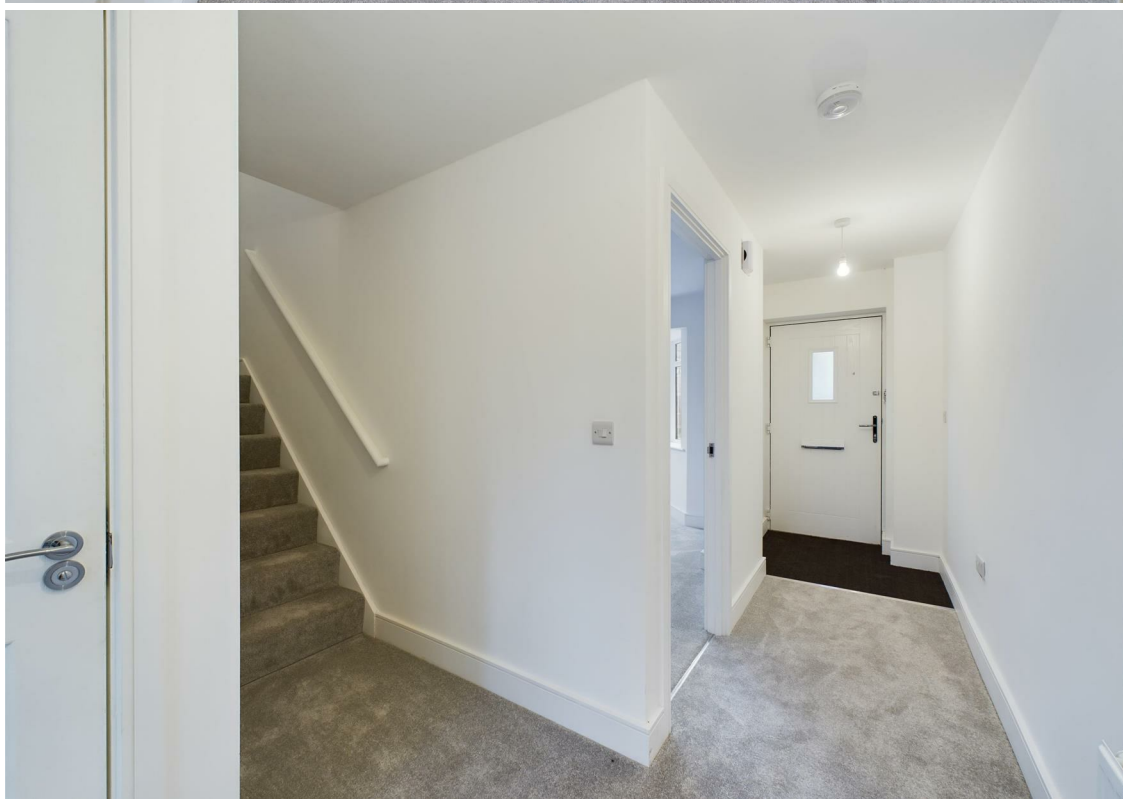
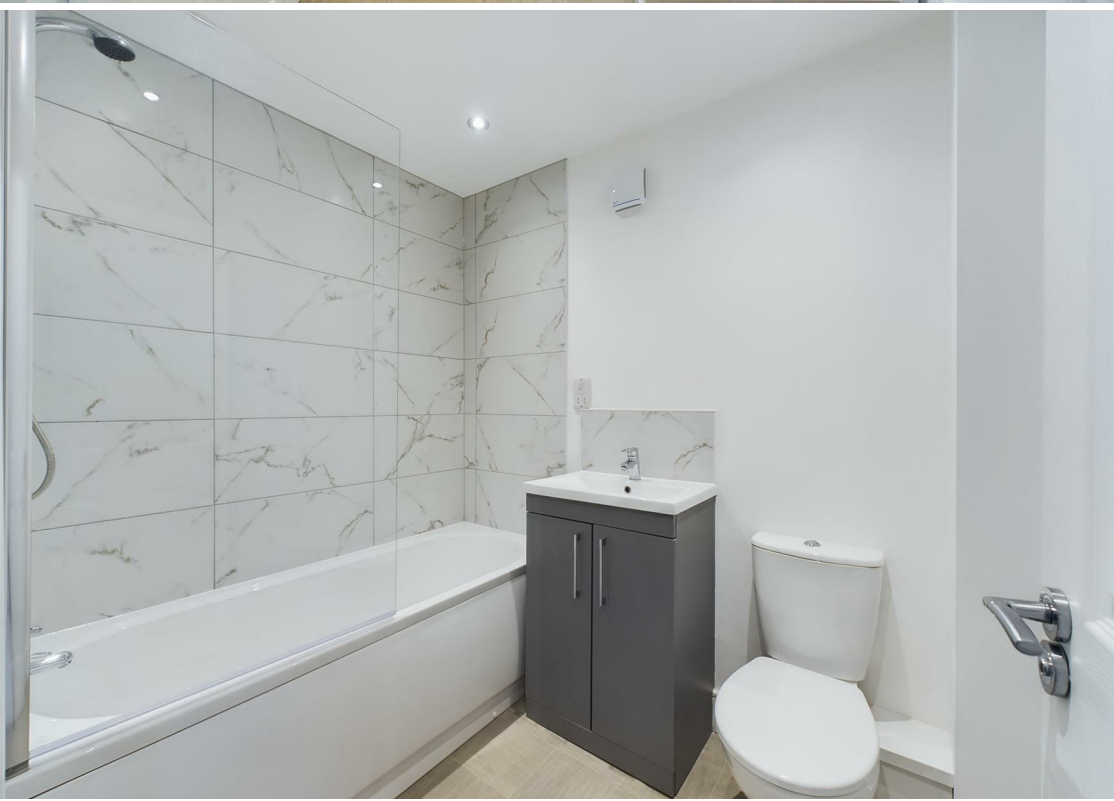
**TENURE**  
We understand that the property is Freehold.

**SERVICES**  
All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**  
The energy performance rating is B.

**COUNCIL TAX BAND**  
The council tax band is yet to be assessed.

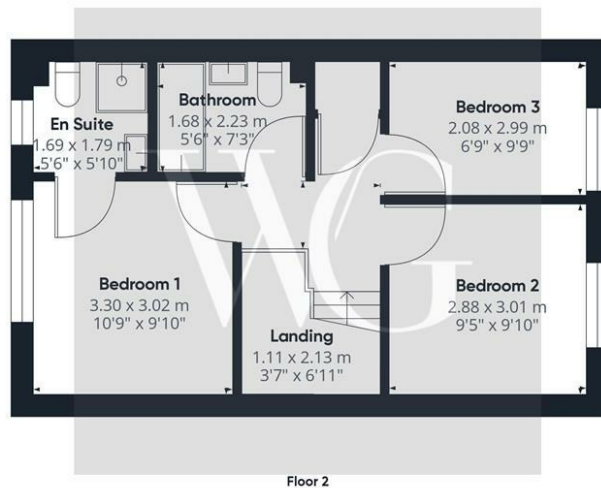
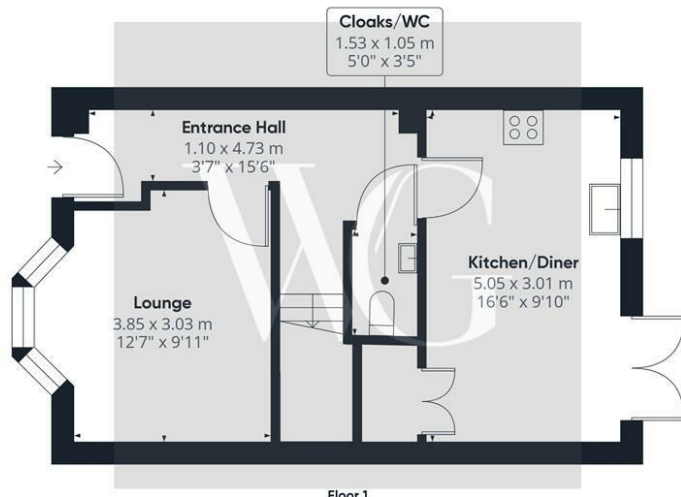
**NOTE**











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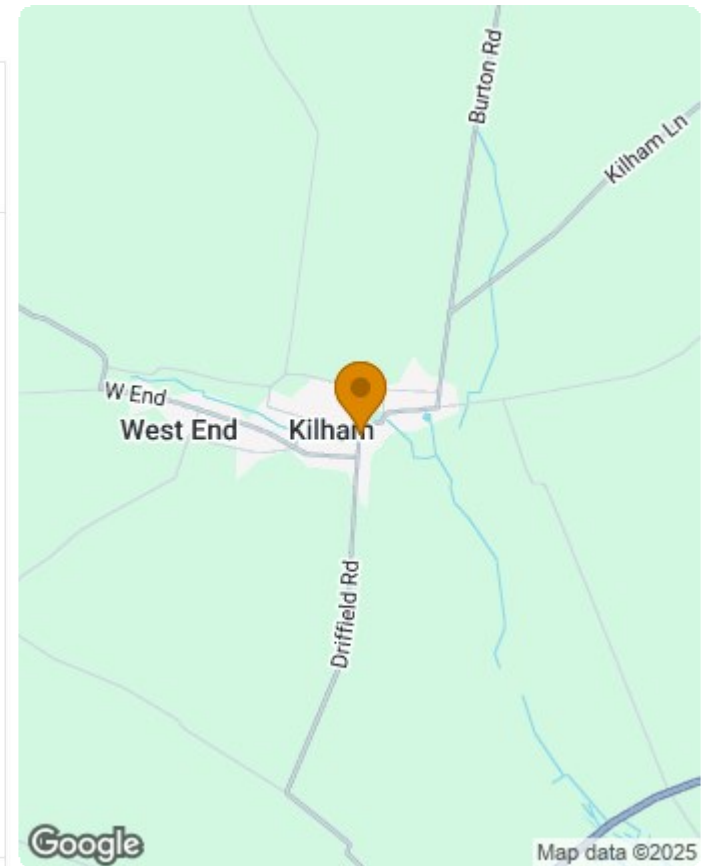
Approximate total area<sup>®</sup>  
78.41 m<sup>2</sup>  
843.99 ft<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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