



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


WILLOWGREEN
ESTATE AGENTS

****NEW BUILD**PLOT 17 - 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; Drifffield 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 5'6" x 17'1" (1.70 x 5.22)
With composite door into, stairs leading off.

CLOAKS/WC 5'0" x 3'5" (1.53 x 1.06)
With radiator, pedestal wash hand basin and low level wc.

LOUNGE 12'7" x 12'1" (3.86 x 3.69)
With bay window to front elevation and radiator.

KITCHEN/ DINER 16'6" x 9'10" (5.04 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 8'7" x 6'11" (2.63 x 2.12)
With airing cupboard, loft access and radiator.

BEDROOM 1 10'9" x 9'10" (3.29 x 3.01)
With window to front elevation and radiator.

EN-SUITE 5'6" x 5'8" (1.70 x 1.74)
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 9'11" (2.89 x 3.03)
With window to rear elevation and radiator.

BEDROOM 3 6'10" x 9'10" (2.09 x 3.02)
With window to rear elevation and radiator.

BATHROOM 5'6" x 7'4" (1.70 x 2.24)
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
With two parking spaces to the rear.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

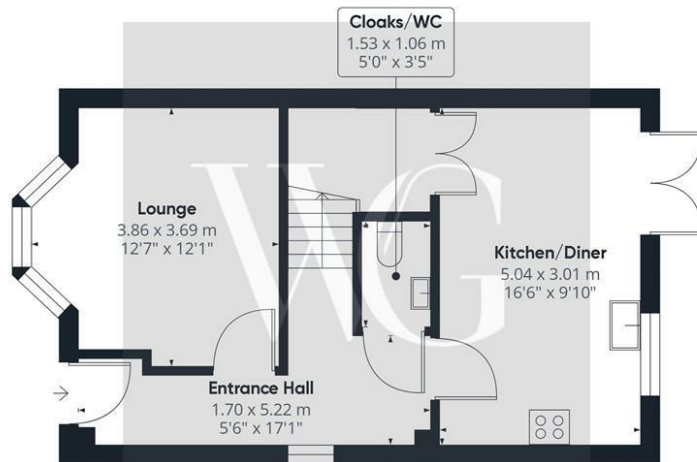
ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is B.

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

NOTE







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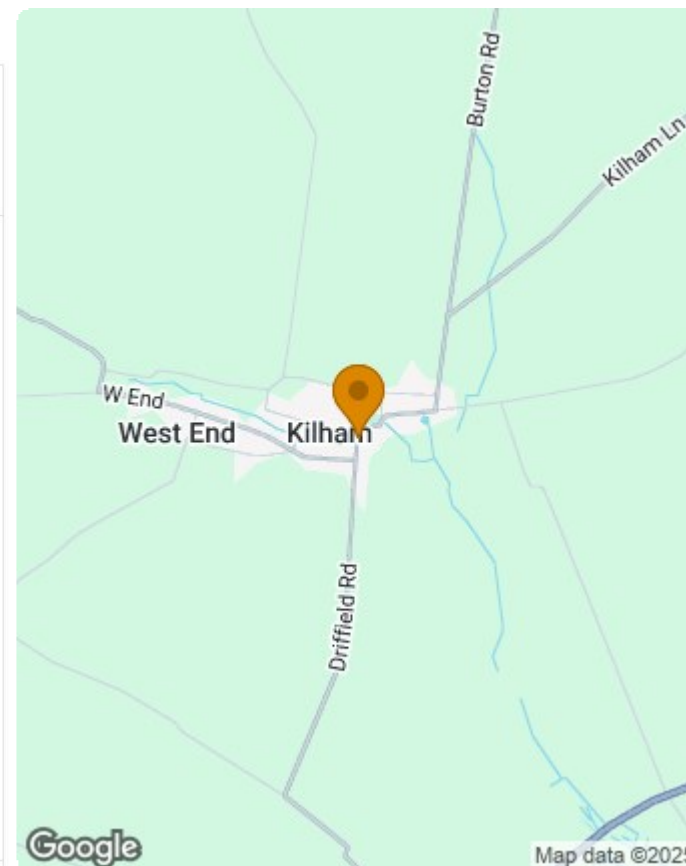
Approximate total area⁽¹⁾
79.09 m²
851.33 ft²

(1) Excluding balconies and terraces

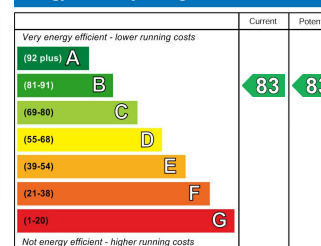
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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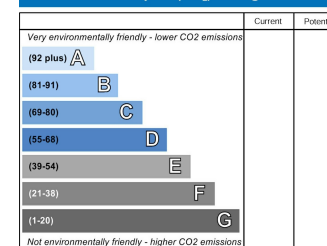
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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