



**53 Nalton Drive**  
**Drifffield, YO25 5GE**  
**Asking price £165,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



**\*\*£5,000 ALLOWANCE TOWARDS DEPOSIT\*\*** A two bedroom end terrace house with gas CH and Upvc DG, garden and two parking spaces.

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** 3'3" x 2'7" (1.00 x 0.80) The council tax banding is B.  
With composite door into.

**LOUNGE** 12'8" x 11'11" (3.87 x 3.64)  
With window to front elevation, TV point, radiator and laminate flooring.

**KITCHEN/ DINER** 12'9" x 7'6" (3.90 x 2.29)  
With range of wall and base units, drawer unit, space for dishwasher, washing machine and fridge/ freezer, work surface over, tiled splash back, stainless steel sink and mixer tap, laminate flooring and French doors to garden.

**CLOAKS/ WC** 5'9" x 3'4" (1.77 x 1.03)  
With modern white suite comprising pedestal wash hand basin, low level wc, radiator, window to side elevation and vinyl flooring.

**LANDING** 2'11" x 5'11" (0.90 x 1.81)  
With loft access and doors to.

**BEDROOM 1** 10'11" x 9'4" (3.35 x 2.86)  
With window to front elevation, range of fitted wardrobes and radiator.

**BEDROOM 2** 12'10" x 7'6" (3.92 x 2.30)  
With window to rear elevation and radiator.

**BATHROOM** 6'4" x 6'0" (1.94 x 1.83)  
With modern white suite comprising panelled bath with shower over, glass screen, pedestal wash hand basin, low level wc, radiator, part tiled walls and vinyl flooring. Window to side elevation.

**OUTSIDE**  
There is an open plan frontage

**PARKING**  
There are two parking spaces allocated to the property.

**SERVICES**  
All mains services are connctected to the property.

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

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

**COUNCIL TAX BAND**

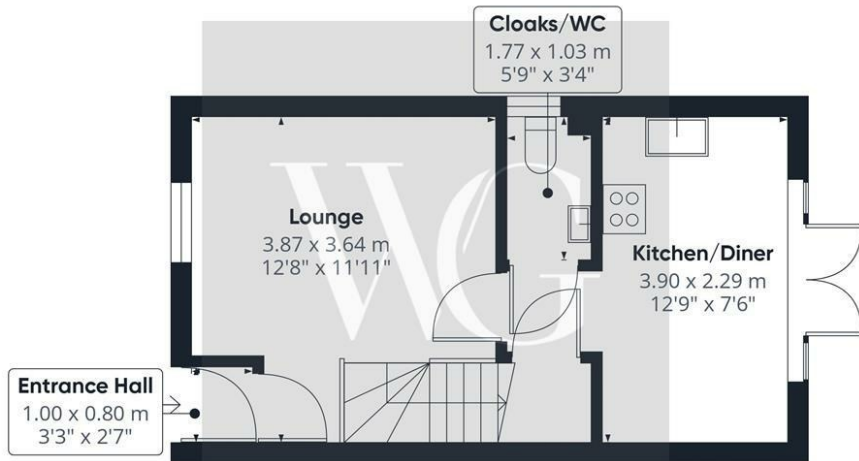












Floor 1



Floor 2

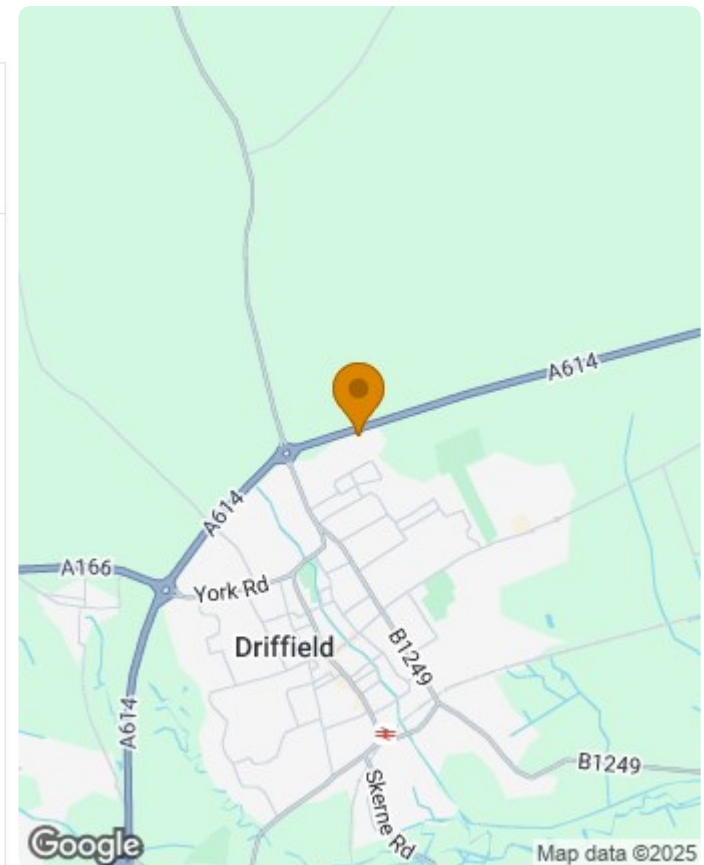
WG

Approximate total area<sup>(1)</sup>  
51.9 m<sup>2</sup>  
559 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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