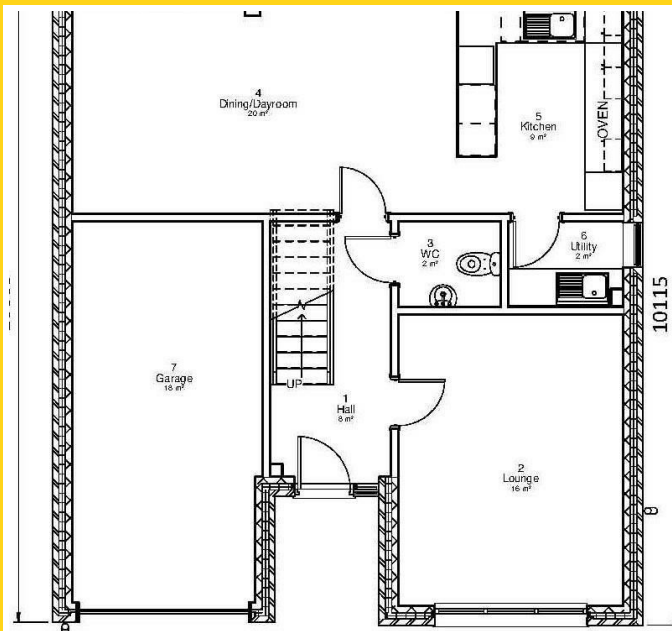




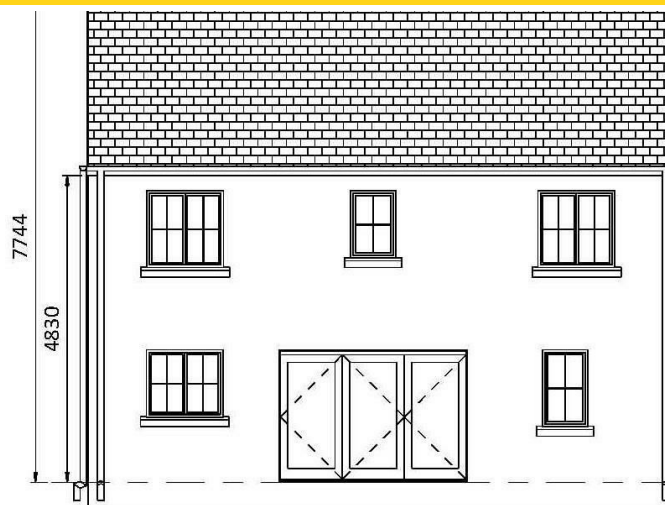
3 Houndale Bank, Driffield, YO25 6BQ

£355,000

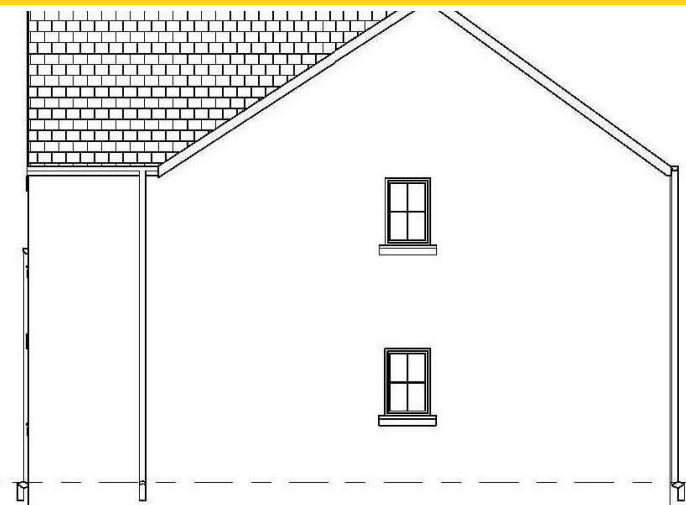




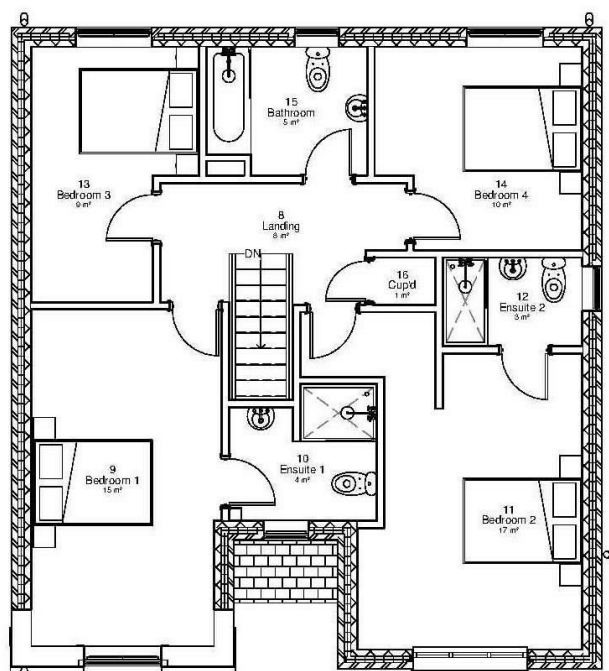
1 GF  
1 : 50



3 Rear Elevation  
1 : 50



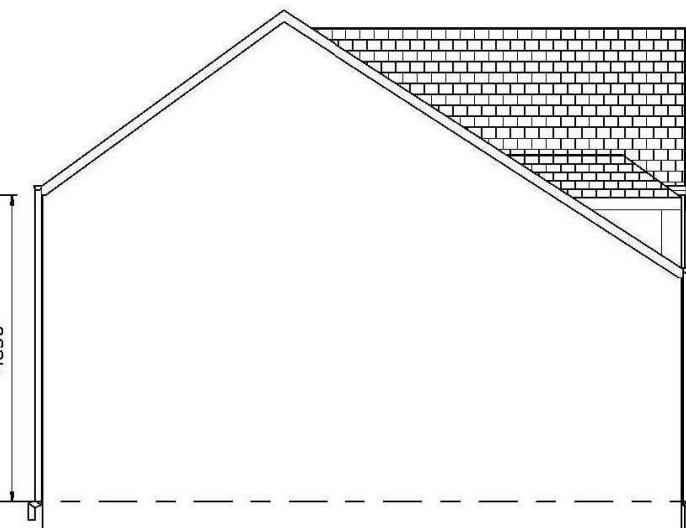
4 Right Side Elevation  
1 : 50



5 Front Elevation  
1 : 50



6 Left Side Elevation  
1 : 50



Drifffield, YO25 6BQ

- GATED COMMUNITY
- NEW BUILD HOME
- OPEN PLAN LAYOUT
- 3 BATHROOMS + W.C.
- VIEWING BY APPOINTMENT
- PICTURESQUE RIVERSIDE SETTING
- GENEROUS PARKING AND GARAGE
- 4 BEDROOMS
- WEST FACING GARDEN
- UNDERFLOOR HEATING AND AIR SOURCE HEAT PUMP

PHASE 1 NOW RELEASED- EXECUTIVE NEW BUILD HOMES WITH UNDERFLOOR HEATING. RESERVATIONS NOW BEING TAKEN.

Riverside is a GATED and select development of high specification three and four bedroom detached and semi-detached properties offering modern family living, with an emphasis placed on comfort and convenience within a private development.

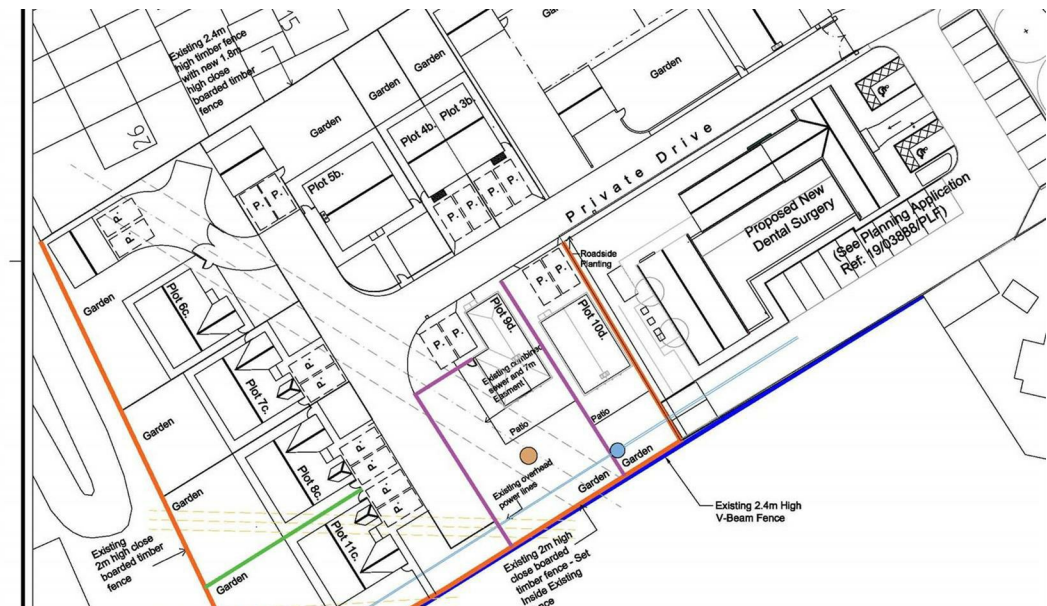
The initial plot release focuses on plots 5, 6 and 7 offering generous 4 Bedroom homes with dedicated driveways and garaging. The dwellings offer detailed and character brickwork externally with modern and open plan interiors.

The versatile living space to Plot 7 comprises; Entrance Hallway, Reception Lounge, Open Plan Day Room/Kitchen, Utility Room and Cloakroom W.C. To the first floor 4 double Bedrooms feature with Ensuite Shower Rooms to the Principle Bedroom and Guest Bedroom along with a House Bathroom.

Externally a generous double driveway and Garage remains a key selling feature with nicely proportioned gardens.

Situated on a quiet and executive cul-de-sac in the peaceful and picturesque setting of Riverside in Driffeld and benefits from excellent local amenities with shops, schools and restaurants all nearby.

CONTACT SELLING AGENTS STANIFORD GRAYS FOR MORE INFORMATION AND A DEDICATED SITE VISIT (BY APPOINTMENT ONLY).



## GROUND FLOOR

## ENTRANCE HALLWAY

## RECEPTION LOUNGE

15'4" x 11'11" (4.69m x 3.64m)

**OPEN PLAN DAYROOM/KITCHEN**

28'4" x 11'6" (8.65m x 3.51m)

### UTILITY ROOM

4'10" x 6'3" (1.49m x 1.91m)

**CLOAKROOM W.C.**

## FIRST FLOOR

## LANDING

### PRINCIPLE BEDROOM

17'4" x 14'7" (5.30m x 4.45m)

### ENSUITE SHOWER ROOM

4'7" x 6'11" (1.42m x 2.11m)

## GUEST BEDROOM

17'8" x 9'6" (5.41m x 2.90m)

### ENSUITE SHOWER ROOM

7'9" x 7'0" (2.38m x 2.15m)

### BEDROOM 3

11'5" x 10'8" (3.48m x 3.26m)

### BEDROOM 4

14'4" x 8'10" (4.38m x 2.70m)

## FAMILY BATHROOM

7'8" x 7'4" (2.35m x 2.25m)

**GARAGE**

## DISCLAIMER

**DISCLAIMER**  
THE DEVELOPER RESERVES THE RIGHT TO AMEND THE SPECIFICATION FROM THE DETAILS  
DOCUMENTED AT THEIR OWN DISCRETION.

**\*PURCHASERS WILL HAVE THE OPTION OF PERSONALISING PLOTS 5 AND 6 \***

## SPECIFICATION

## ELECTRICAL

Brushed aluminium sockets, inset led spotlights and pendants, mid level t.v. points to Bedroom 1.

## HEATING

**HEATING**  
Underfloor heating to ground floor level and moder wet radiators to first floor level.





#### INTERNAL FEATURES

Traditionally styled internal oak veneer doors. Laminate herringbone flooring and capreting throughout. Feature Oak ballustrade and newell post with glazed modern inserts.

#### KITCHEN

Choice of Kitchen from range in plots 5 and 6. Specification in Plot 7- Anthracite colour on a shaker style with contrasting worksurface. Soft closing doors and drawers. laminate sink and drainer, integrated appliances include; fridge freezer, dishwasher, electric hob and oven, extractor canopy.

#### BATHROOM

Neutrally appointed white sanitary ware, feature splashback tile and flooring. Basin inset to vanity unit, lowflush W.C. Rainfall shower to ensuite and panel bath with shower fittment over to main Bathroom. Heated towel rail.

#### EXTERNAL

Pillared electric gates to main entrance of development. Brick Sett patio detailing and laid to lawn grass (to be laid once a completion date is established) with modern horizontal and boarded fencing. Estate style fencing to frontage Feature storm porch and external lighting. Upvc windows and doors.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### WEBSITES

[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://www.vebra.co.uk)

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- [Stanifords.com](http://Stanifords.com) Tel: (01482) - 631133

E-mail: [swansales@stanifords.com](mailto:swansales@stanifords.com)

#### MORTGAGE CLAUSE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





Floor Plans



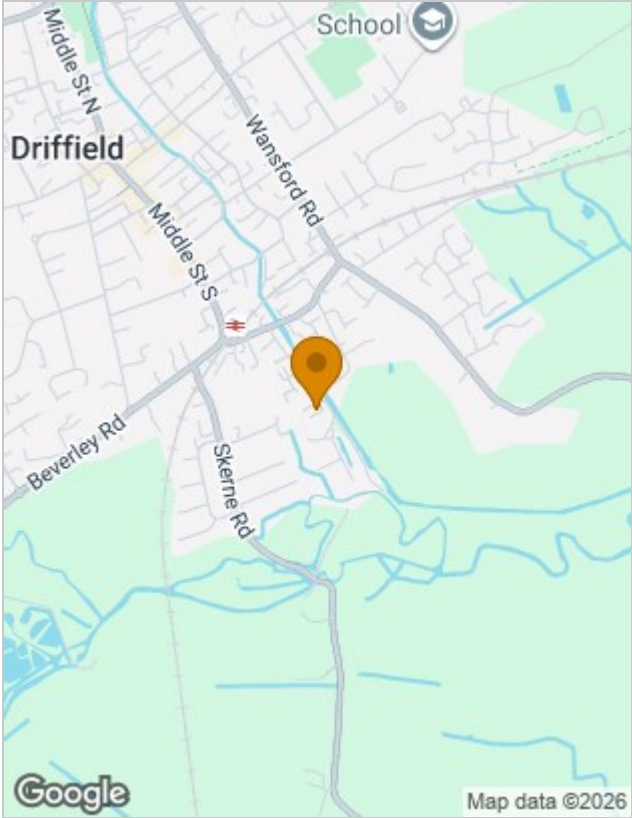
Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

