



Dalton Fields, New Road, Driffield, , YO25

~~ASK~~ ASKING Price £220,000

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Plot 4, New Road, Brandesburton – Wold Top Developments

A brand-new two bedroom semi-detached home designed for modern, low-maintenance living in the premium village of Brandesburton. The ground floor combines a comfortable front living room with a well-planned kitchen/dining space to the rear, complete with bi-fold doors to the garden for easy indoor–outdoor living, plus a handy ground-floor WC.

Upstairs are two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a separate family bathroom. Contemporary detailing and thoughtful glazing bring in great natural light, while the specification focuses on comfort and efficiency with high-performance double glazing and an EV charging point for future-ready motoring.

Set on New Road in sought-after Brandesburton, village amenities are close by—shop/post office, cafés/takeaways, pubs and primary school—with leisure on the doorstep (golf, nearby watersports lakes, countryside walks) and straightforward links to Beverley, Driffield and the coast.





Entrance Hall
5'6" x 6'1"

Lounge
11'1" x 12'7"

Kitchen / Dining Room
14'7" x 10'6"

WC
6'0" x 3'5"

Bedroom One
14'7" x 10'11"

En-Suite
7'11" x 4'3"

Bedroom Two
7'11" x 11'4"

Bathroom
6'3" x 6'11"

External

Externally the property comes with a generous, enclosed rear garden. The garden is turfed as standard with patio.



Parking

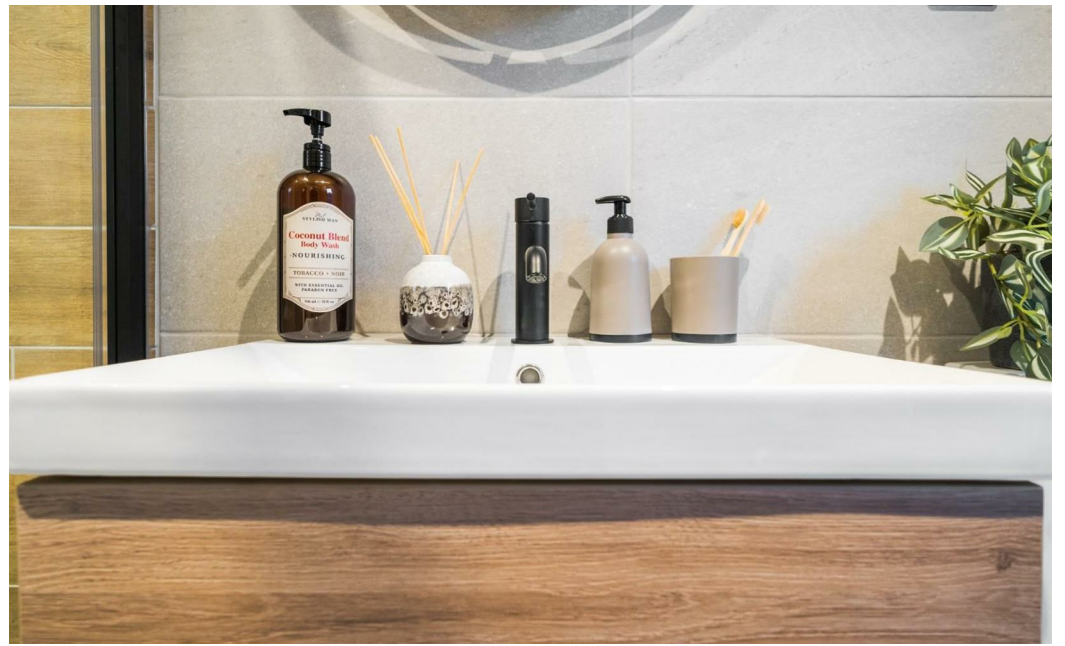
There are two parking spaces to the front of the property.

Disclaimer

Images shown are CGI or illustrative examples from a previous Wold Top Developments scheme and are for guidance only. Final finishes, materials, landscaping and internal layouts may vary from those pictured, although the overall specification will be of a similar standard. Please confirm the latest plot-specific details before committing.

.HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service





DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing Arrangements

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 01262 674252 | Website: www.hunters.com



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