



95 New Walk
Driffield
YO25 5LE

ASKING PRICE OF

£220,000

3 Bedroom Semi-Detached House



Kitchen/Lounge Area



3



1



1



Off Road
Parking



Gas Central Heating

95 New Walk, Driffield, YO25 5LE

Do not be deceived! This is an exceptional home both inside and out, lovingly maintained by the vendors and presented to a standard which is likely to be unsurpassed and simply will not disappoint when viewed.

The crowning glory of this home, however, is possibly the rear aspect which looks across an open green space, seldom found in such a modern development.

The property forms part of the popular Dawnay Park area of Driffield, a development most noted for the range of property styles on offer and, in particular, relaxed nature of the development itself.

This property has the distinct advantage over many others of having its own side drive and despite being a modern development, there are absolutely no service charges or site fees to be paid by the occupants.

DRIFFIELD

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Entrance Hall



Cloaks/WC



Kitchen



Lounge

Accommodation

ENTRANCE HALL

9' 3" x 3' 1" (2.83m x 0.94m)

With wood effect flooring and multiple oak finished cottage style doors. Traditional styled radiator and large built-in storage cupboard which is utilised as a utility room, featuring worktop and plumbing for automatic washing machine.

CLOAKROOM/WC

5' 7" x 3' 10" (1.72m x 1.17m)

With traditionally styled radiator and pedestal wash hand basin plus low level WC. Splashback tiling and wood effect flooring.

KITCHEN/LOUNGE AREA

26' 9" x 15' 5" (8.17m x 4.71m)

Extensively fitted along two walls with a range of modern kitchen units featuring panelled doors and a wood effect worktop over. Inset one and a half bowl sink with base cupboard beneath plus integrated concealed dishwasher. Induction hob with extractor over and electric oven. Integrated fridge and freezer plus inset ceiling lighting. Traditionally styled radiator.

Open plan into lounge area with large patio doors leading onto the rear garden and making perfect use of views across the

open green space. Wood effect flooring and staircase leading off to the first floor. Built-in understairs storage cupboard and traditionally styled radiator.

LANDING

With large built-in linen cupboard.

MASTER BEDROOM

15' 5" x 9' 4" (4.72m x 2.86m)

With dual front facing windows and double panelled radiator.

BATHROOM

6' 9" x 6' 0" (2.06m x 1.84m)

Beautifully appointed with a shower style bath with a curved glass screen and plumbed-in shower, low level WC and vanity wash hand basin. Fully tiled walls and floor plus chrome heated towel radiator. Extractor fan.

BEDROOM 2

10' 2" x 9' 0" (3.12m x 2.75m)

With rear facing window. Double panelled radiator.



Bathroom



Master Bedroom



Bedroom 2



Bedroom 2

BEDROOM 3

11' 1" x 6' 0" (3.39m x 1.85m)

With rear facing window and double panelled radiator.

OUTSIDE

The property enjoys a particularly good plot with a wide frontage which certainly benefits the width of the drive which is much wider than many of its contemporaries. The rear garden is again of a good size and enclosed by a timber fence. There is an indian stone patio immediately to the rear of the house and timber shed.

A worthy mention, is that the property is at the end of a row of houses close to the open space which can be accessed via a side footpath with meanders through mature trees towards another area of the development. This includes a childrens play area and further green spaces.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating B.

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyyotts 01377 253456 - Option 1. Regulated by RICS



Bedroom 3



Garden

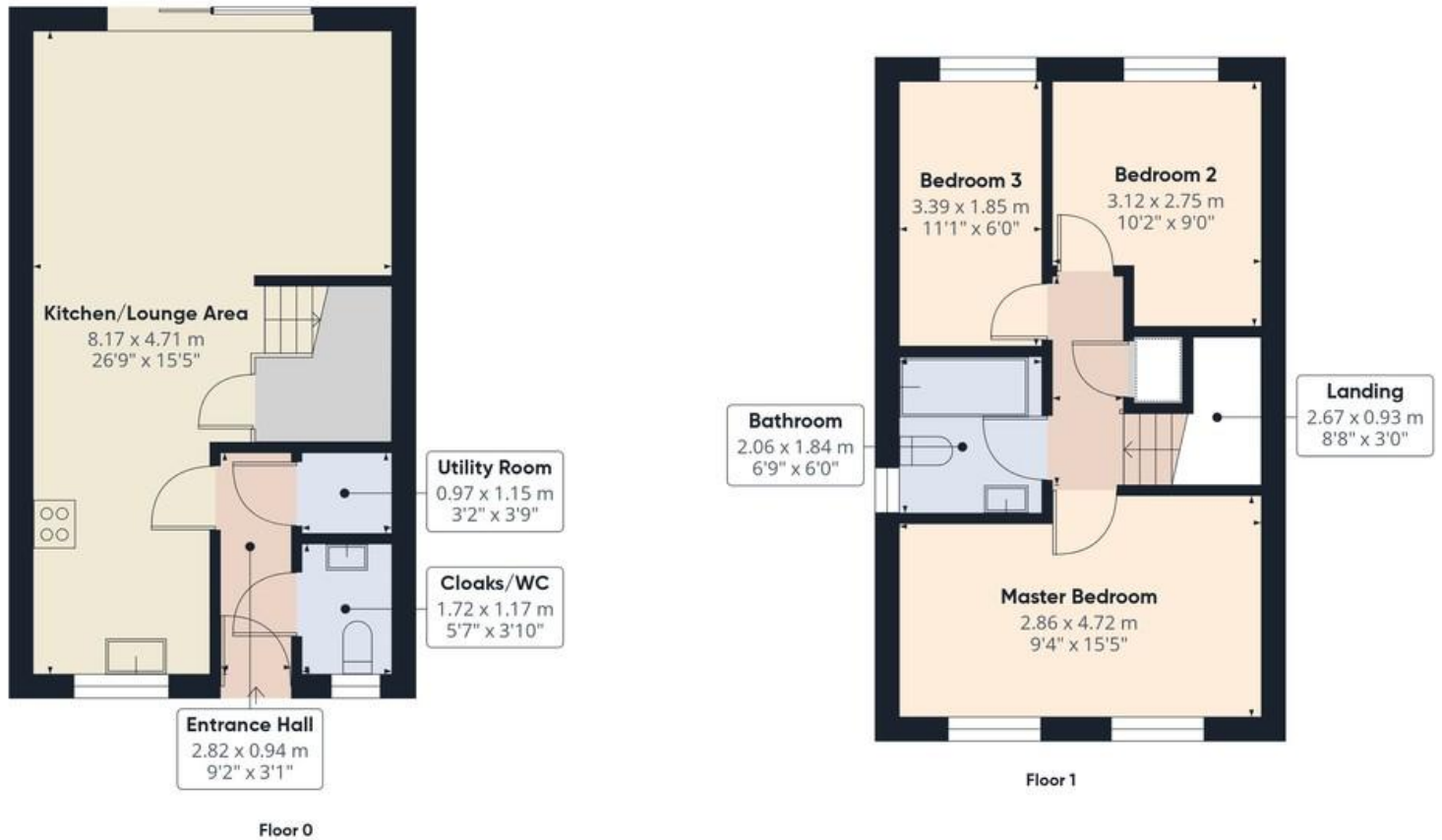


Rear Elevation



Open green space

The digitally calculated floor area is 71 sq m (766 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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