



**Asking Price
£182,000**

**107 New Walk,
Driffield, YO25 5LJ**

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





107 New Walk, Driffield, YO25 5LJ

DESCRIPTION

Brought to the market in immaculate condition, 107 New Walk is a well proportioned and immaculate two bedroom semi-detached home. Forming part of a popular new development which is extremely sought after, the current vendors have redecorated throughout to enhance the sense of space, comfort and style, offering a warm welcoming feel from the moment you step through the door. Boasting high quality fixtures and fittings internally, externally they have upgraded and decked out the garden to create a fabulous space to enjoy the afternoon sun. Enjoying views over the communal green this is a fantastic plot and we highly recommend viewings!

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining, first floor landing, two double bedroom, bathroom, rear garden and two allocated off street parking spaces.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3'9 (1.16m) x 4'0 (1.23m)

Composite door to the front aspect, coving, fitted Coir matt and radiator.

WC- 5'6 (1.68m) x 3'5 (1.06m)

Tiled splash back, low flush WC, sink with pedestal, wood effect laminated click flooring, radiator and extractor fan.

LOUNGE- 16'8 (5.09m) x 9'4 (2.85m)

Cosy living area with window to the front aspect, coving, stairs leading to the first floor landing with understairs cupboard, laminated wood effect click flooring, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 10'4 (3.17m) x 13'3 (4.04m)

Modern and stylish open plan area with French doors and window to the rear aspect, inset spotlights, coving, tiled splash back a range of wall and base units, sink with drainer unit, space for fridge/freezer, integrated dishwasher, integrated microwave, oven, electric hob, extractor hood, wood effect laminated click flooring, radiator and power points.

FIRST FLOOR LANDING- 8'8 (2.66m) x 2'10 (0.89m)

Coving, built in cupboard housing the gas boiler, fitted carpets, radiator and

power points,

BEDROOM ONE- 10'4 (3.17m) x 13'0 (3.97m)

Double bedroom with windows to the rear, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 7'1 (2.18m) x 13'1 (3.99m)

Another double bedroom with dual aspect windows to the front, coving, built in wardrobe, fitted carpets, radiators, TV point and power points.

BATHROOM- 6'8 (2.03m) x 5'9 (1.77m)

Opaque window to the side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, 'P' shaped bath with over head shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

South-West facing garden which has been transformed into a beautiful outdoor area

PARKING

Allocated parking spaces for two cars.

