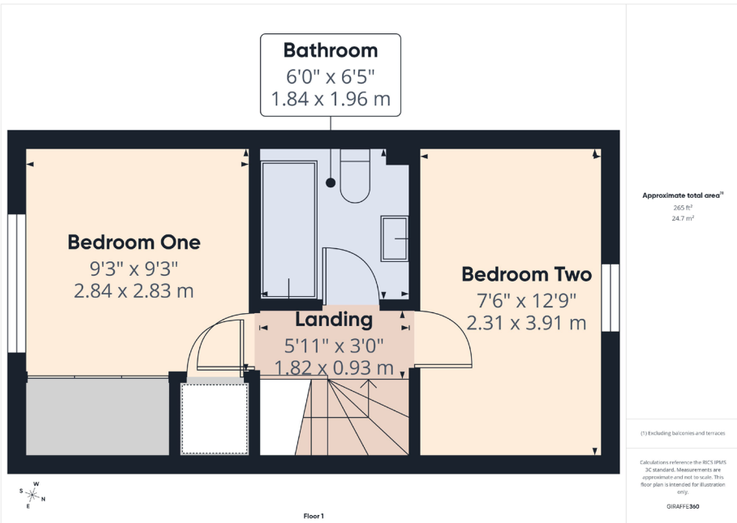

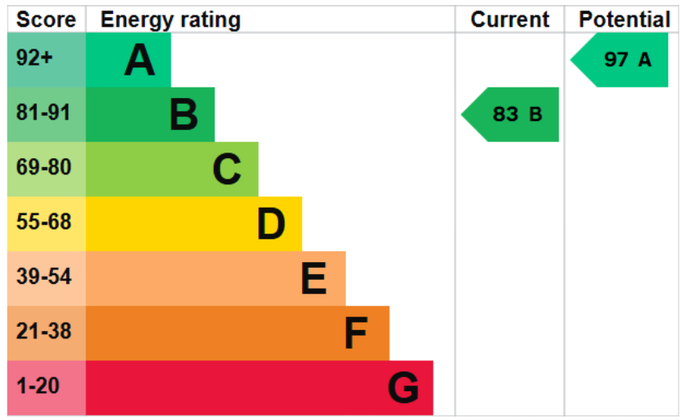

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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.

Asking Price £172,500

47 Nalton Drive, Driffield, YO25 5GE

56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison

47 Nalton Drive, Driffield, YO25 5GE

A fantastic opportunity to purchase this newly built two-bedroom property, 47 Nalton Drive has been very well kept throughout by the current vendors and offers a warm and welcoming feel the moment you step through the door. It provides a stylish interior making it move in ready and is suitable for a variety of potential buyers, which would include first time buyers, investors or young professionals looking for a modern and well built development. For added peace of mind, there is the remaining NHBC warranty which comes with the property and allocated parking spaces to the rear. Located within a popular and sought after development, viewings are highly recommended!

The property briefly comprises:- entrance hall, lounge, kitchen, WC, first floor landing with two double bedrooms, family bathoom, rear garden and off street parking.

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

Composite door to the front aspect, tiled flooring and radiator.

LOUNGE- 11’11 (3.65m) x 9’0 (2.75m)

Cosy living space with window to the front aspect, stairs leading to the first floor landing, fitted carpets, radiator, TV point and power points.

KITCHEN- 7’6 (2.30m) x 12’11 (3.94m)

Very well appointed and modern kitchen with French doors to the rear aspect, spacious built in storage cupboard, cupboard housing the wall mounted gas boiler, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in oven with gas hob, extractor hood, tiled flooring and power points.

WC- 3’5 (1.05m) x 5’11 (1.81m)

Tiled splash back, sink with pedestal and mixer tap, low flush WC, tiled flooring, radiator and extractor fan.

FIRST FLOOR LANDING- 5’11 (1.82m) x 3’0 (0.93m)

Fitted carpets, radiator and power points. There is also access to the loft space.

BEDROOM ONE- 9’3 (2.84m) x 9’3 (2.83m)

Double bedroom with window to the front aspect, built in wardrobes with sliding mirrored doors, an additional built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 7’6 (2.31m) x 12’9 (3.91m)

Another good size double bedroom with window to the rear aspect, fitted carpets, radiator, TV point and power points.

BATHROOM- 6’0 (1.84m) x 6’5 (1.96m)

Partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower and glass shower screen, tiled flooring, heated towel rail, extractor fan and shaving point.

GARDEN

A really well presented North facing garden which is a blank canvas. Offering a patio to the immediate rear, it also enjoys a large lawned area with raised beds and planted flowers. There is a timber framed garden shed with fencing surrounding the garden and rear gated access.

PARKING

Two allocated parking spaces.