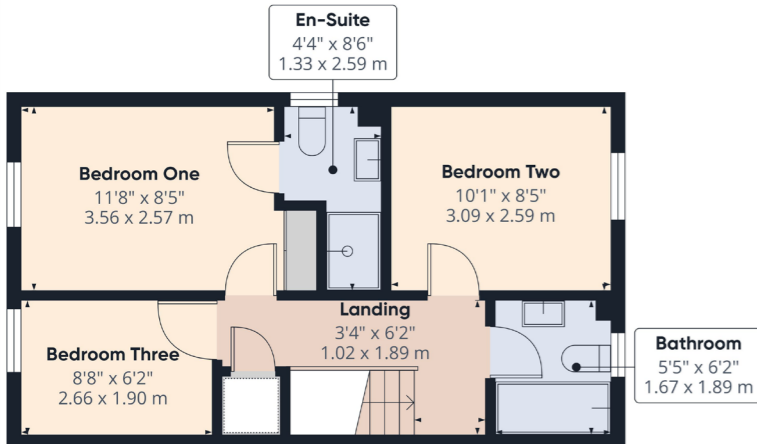


Approximate total area*
338 sq ft
37 m²

(1) Excluding balconies and terraces
Calculations reference the BCS 3PM5 '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
DRAFT 360



Ground Floor



Approximate total area*
338 sq ft
33.4 m²

(1) Excluding balconies and terraces
Calculations reference the BCS 3PM5 '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
DRAFT 360

Floor 1



Dee Atkinson & Harrison

Asking Price
£220,000

17 Nalton Drive,
Driffield, YO25 5GE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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17 Nalton Drive, Driffield, YO25 5GE

DESCRIPTION

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- 8'11 (2.72m) x 3'4 (1.02m)

Composite door to the front aspect, stairs leading to the first floor landing, laminated wood effect flooring, radiator and power points.

WC- 5'5 (1.65m) x 3'1 (0.96m)

Partially tiled walls, low flush WC, sink with pedestal and mixer tap, laminated wood effect flooring, radiator and extractor fan.

LOUNGE- 16'1 (4.91m) x 11'9 (3.60m)

Generous and well presented living space with large window to the front aspect, panelled walls, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 10'5 (3.18m) x 14'11 (4.56m)

Open plan modern space with French doors and window to the rear aspect, understairs storage cupboard, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit and mixer tap, space for fridge/freezer, integrated washing machine, electric oven, gas hob, extractor hood, laminated wood effect flooring, radiator and power points.

FIRST FLOOR LANDING

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

BEDROOM ONE- 11'8 (3.56m) x 8'5 (2.57m)

A lovely presented primary double bedroom with window to the front aspect, partially panelled wall, fitted carpets, radiator, TV point

and power points.

EN-SUITE- 4'4 (1.33m) x 8'6 (2.59m)

Stylish en-suite with tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, fully tiled shower cubicle, vinyl flooring, radiator, extractor fan and shaving point.

BEDROOM TWO- 10'1 (3.09m) x 8'5 (2.59m)

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

BEDROOM THREE- 8'8 (2.66m) x 6'2 (1.90m)

Well proportioned large single bedroom with window to the front aspect, fitted carpets, radiator and power points.

BATHROOM- 5'5 (1.67m) x 6'2 (1.89m)

A modern family bathroom with opaque window to the rear aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

West facing garden which enjoys a patio area to the immediate rear with pergola, artificial grass, garden shed, timber fencing and gated side access.

PARKING

Off street parking for two cars.

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