



18 New Walk
Drifffield
YO25 5LE

ASKING PRICE OF

£240,000

3 Bedroom Semi-Detached House



Garden



3



2



1



Garage & Off
Road Parking



Gas Central Heating

18 New Walk, Drifffield, YO25 5LE

A property which certainly stands out from its contemporaries and one which is definitely worth consideration if location is of paramount importance. Combining a great setting within a popular development whilst also being conveniently situated into the town centre, this is a generously proportioned modern semi-detached house constructed by G P Atkin Homes during the 1990s. The house has been extended to the rear which enhances the accommodation, however, the original layout has always proved very popular by offering a good sized lounge plus dedicated dining room in addition to the kitchen.

A sun room has been added to the rear whilst on the first floor are three bedrooms plus house bathroom.

Externally, there is generous off-street parking for multiple vehicles with the potential to create more, if required. A side drive gives access to a single garage whilst to the rear is a low maintenance patio style garden.

A particular feature of this property is to the rear where there is a tree-lined backdrop that benefits from wildlife activities and gives a real feel of being in the countryside but having the convenience of a town centre location.

DRIFFIELD

Drifffield 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.



Dining Room



Kitchen



Lounge



Lounge

Accommodation

ENTRANCE PORCH

3' 9" x 3' 1" (1.16m x 0.94m)

Partly glazed and having views onto the street.

uPVC glazed door leading into:

DINING ROOM

13' 2" x 8' 7" (4.03m x 2.62m)

With wood effect flooring and front facing window.

Contemporary styled radiator. Coved ceiling.

Straight flight staircase leading off to the first floor.

LOUNGE

17' 10" x 9' 4" (5.44m x 2.87m)

With wood effect flooring and front facing window. Brickwork style fireplace with gas fire in situ, wood effect flooring, coved ceiling and French doors leading into:

SUNROOM

11' 8" x 8' 10" (3.57m x 2.71m)

With grey laminate flooring and French doors onto the garden plus ample windows giving a view onto the patio style garden. Radiator.

KITCHEN

10' 0" x 8' 9" (3.05m x 2.69m)

Fitted with a range of base cupboards with worktops over and wall mounted cupboards to match all finished in white with chrome handles. Ceramic style one and a half bowl sink with swan neck mixer tap. Space for a slot-in style cooker with extractor hood over. Space and plumbing for a dishwasher and provision for a fridge/freezer. Wood effect flooring. Door leading to the exterior.

CLOAKROOM/WC/UTILITY

7' 0" x 2' 8" (2.14m x 0.82m)

With rear facing window, plumbing for automatic washing machine, vanity wash hand basin and low level WC.

FIRST FLOOR LANDING

8' 10" x 5' 10" (2.71m x 1.80m)

With rear facing window.

BEDROOM 1

10' 1" x 10' 0" (3.08m x 3.06m)

With front facing window and two built-in double wardrobes. Radiator.



Sunroom



Bedroom 1



Bedroom 2



Bedroom 3

BEDROOM 2

9' 6" x 8' 3" (2.90m x 2.52m)

With front facing window and built-in double wardrobes. Built-in linen cupboard. Radiator.

BEDROOM 3

9' 3" x 6' 5" (2.83m x 1.98m)

With rear facing window. Radiator.

BATHROOM

7' 0" x 5' 4" (2.14m x 1.65m)

With suite in white comprising a bath with an electric shower over and glass side screen, vanity style low level WC and wash hand basin. Chrome heated towel radiator. A fully wet walled room.

OUTSIDE

The property stands well back from the road behind an expanse of front forecourt being divided into a lawned area with side borders and also a gravelled forecourt. The gravelling extends into the drive and this leads to a single garage.

To the rear of the property is a low maintenance patio-style garden sheltered by a timber fence and the garage wall. There is a storage area behind the garage. Timber garden shed.

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 D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.



Bathroom



Rear Elevation

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.

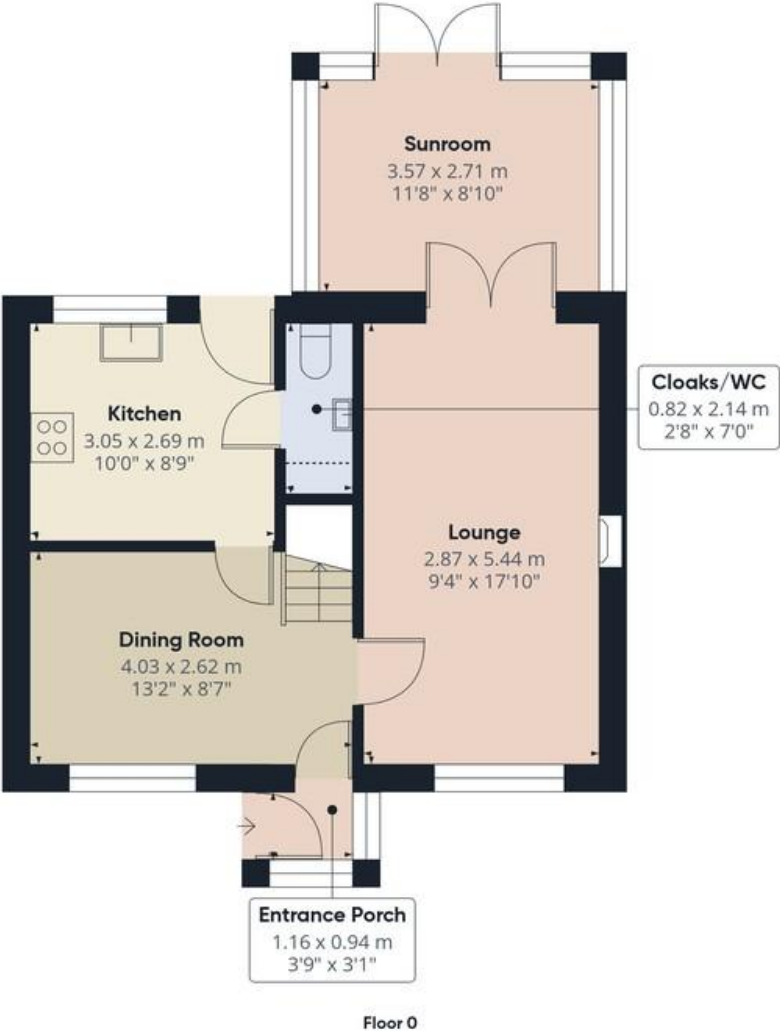
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 83 sq m (898 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





18 New Walk

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