



55 Nalton Drive  
Driffield

YO25 5GE

ASKING PRICE OF

**£165,000**

**2 Bedroom Mid Terrace House**



Garden



2



1



1



Off Road  
Parking



Gas Central Heating

## 55 Nalton Drive, Driffield, YO25 5GE

**A property which exudes many attractive and sought after features, ideally suited for a first time buyer or other buyers, successfully combining a competitive price, delightful and stylish interior, low cost running, enclosed garden and parking.**

Indeed, the range of attributes of this property are extremely rare and added to this, the house is located within, what is becoming, a very popular modern development towards the fringe of Driffield.

Comprising, entrance hall that leads into a very attractive lounge with staircase leading off to the first floor. There is a ground floor cloakroom with WC plus well fitted kitchen with range of appliances and provision for breakfasting. Direct access to the garden is from this room via French doors. On the first floor are two bedrooms along with house bathroom.

### 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.



Lounge



WC



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

Radiator.

Further access into:

### LOUNGE

12' 9" x 11' 9" (3.89m x 3.60m)

With wood effect herringbone style flooring and front facing window. Radiator.

Staircase leading off to the first floor.

### WC

5' 10" x 3' 4" (1.78m x 1.03m)

With low level WC, pedestal wash hand basin. Wood effect herringbone style flooring. Radiator.

### KITCHEN

12' 8" x 7' 5" (3.88m x 2.27m)

Fitted along two walls with a range of modern kitchen units including base cupboards finished with wood block effect worktops and wall mounted cupboards to match. Integrated electric oven and four ring gas hob with extractor over, space

and plumbing for a slimline dish washer and automatic washing machine.

Wood effect herringbone style flooring and additional units including base, drawer and wall mounted cupboards to match, one concealing the boiler.

Provision for a fridge/freezer.

### FIRST FLOOR LANDING

#### BEDROOM 1

12' 8" x 9' 3" (3.87m x 2.83m)

With front facing window. Radiator.

#### BEDROOM 2

12' 9" x 7' 6" (3.91m x 2.30m)

With rear facing window plus mock panelled walls. Radiator.

#### BATHROOM

6' 3" x 5' 11" (1.92m x 1.81m)

With white suite comprising panelled bath having a shower over, wash hand basin and low level WC. Radiator.



Bedroom 1



Bedroom 2



Bathroom



Garden

## OUTSIDE

55 Nalton Drive is the middle of a row of three similar properties, set back from the road behind an attractive shrubbery-style forecourt. There is vehicle access to the rear where there is private parking.

Immediately to the rear of the house is an enclosed area of garden which features a lawn and timber shed all enclosed by a timber fence. A particular feature of the plot is the tree lined backdrop allowing a rural feel whilst being well within reach of Driffield.

## CENTRAL HEATING

Gas fired central heating to radiators on a zoned system. 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. A maintenance fee of £250.00 per annum is payable in respect of common parts of the development.

## 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.

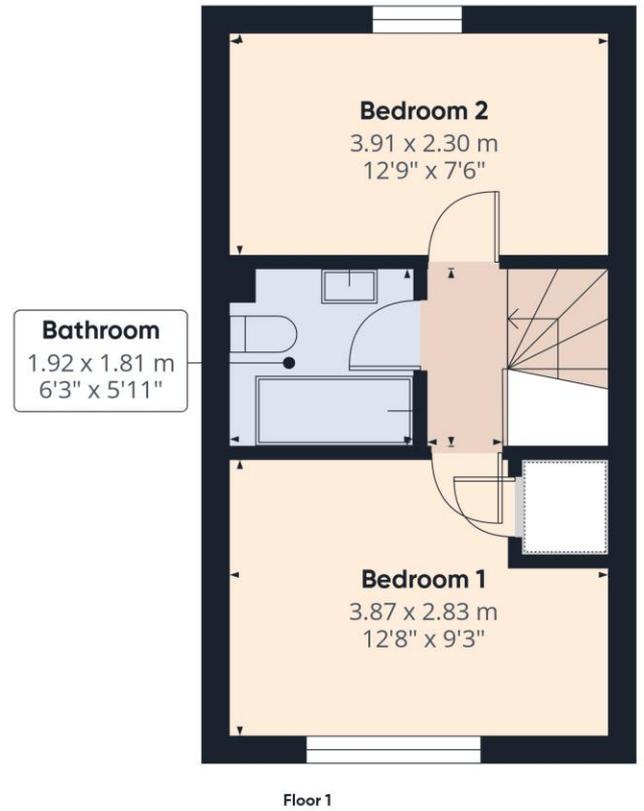
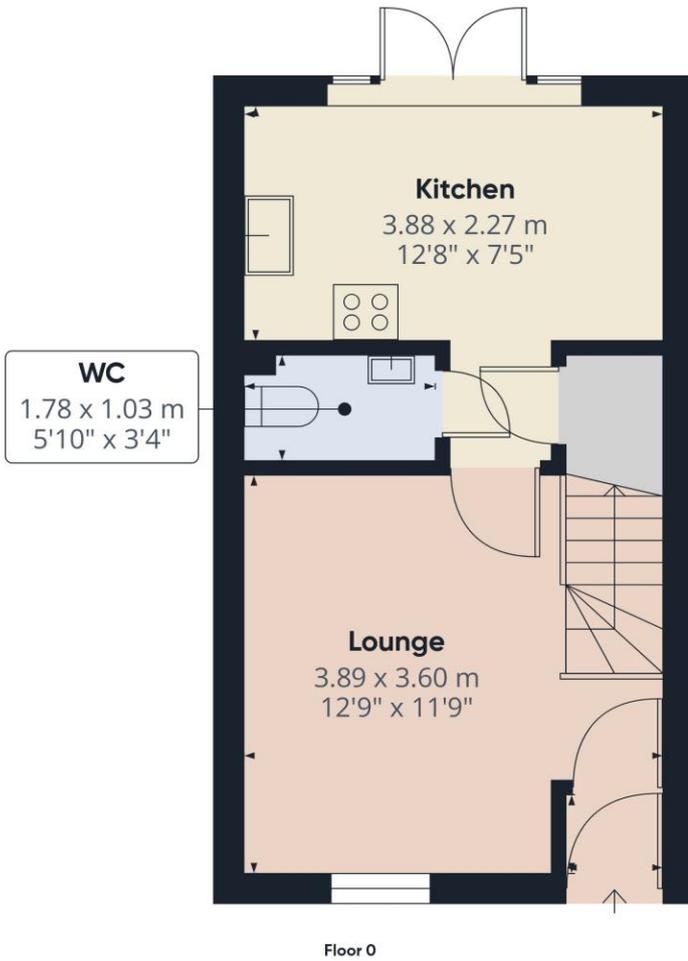
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

## VIEWING

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

The digitally calculated floor area is 52 sq m (554 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Little Kendale

Sketings Farm

55 Nalton Drive



Field House Farm

Eastfield Farm

vgate Farm

Water Forloms

DRIFFIELD

The Beck

Driffield

Driffield Beck

River Hill West Beck

Gate Box Cottage

Bell Mills Plantation

Promap LANDMARK INFORMATION

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