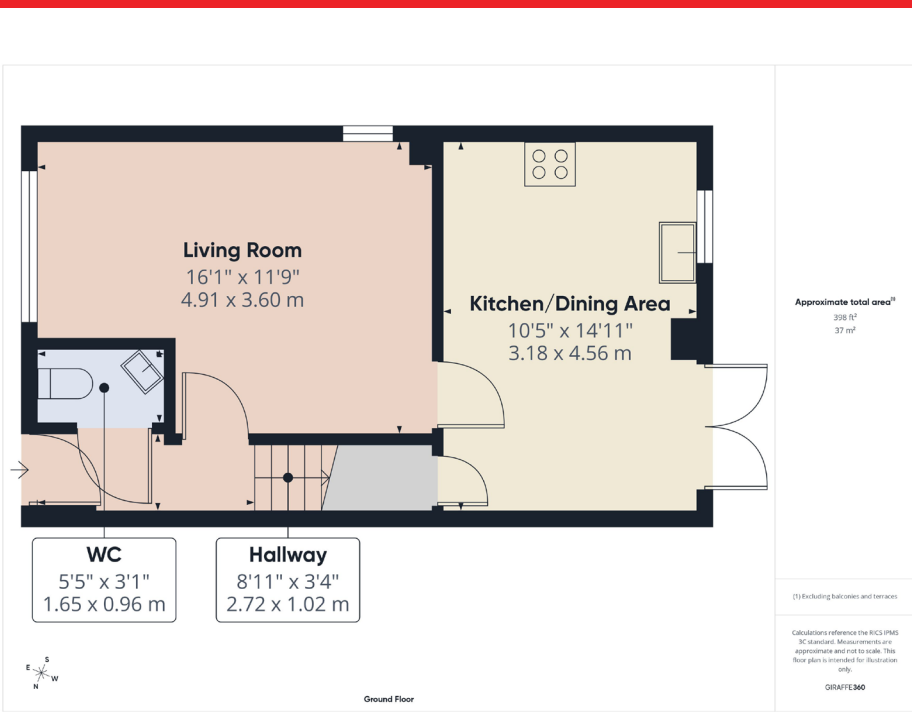




Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£210,000

17 Nalton Drive,
Drifffield, YO25 5GE

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.



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

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



17 Nalton Drive, Drifffield, YO25 5GE

Brought to the market in immaculate condition, 17 Nalton Drive is a three-bedroom semi-detached house constructed in 2020 by Barratt Homes. Internally the property is in pristine condition, warm and inviting with a cosy feel the moment you step through the door. Benefitting from a sunny South-West facing garden, the property is perfect for a variety of potential buyers and viewings are essential.

The property briefly comprises:- entrance hall, WC, lounge, kitchen/diner, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden and off street parking.

LOCATION

Drifffield 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.