



51 Nalton Drive
Drifffield
YO25 5GE

ASKING PRICE OF

£172,500

2 Bedroom End Terraced House



Patio-style garden



2



1



1



Off Road
Parking



Gas Central Heating

51 Nalton Drive, Driffield, YO25 5GE

With its attractive vista towards mature trees, this property has a country feel but is set within the convenience of a modern residential development on the fringe of Driffield. The accommodation on offer is stylishly presented and benefits from many additional flourishes added by the vendor since purchase and includes feature tiling, wardrobes and a low maintenance patio-style garden to the rear.

First time buyers should take note as this property provides a good range of accommodation, yet, with its modern construction, running costs will be kept to a minimum. There is off-street parking to the rear.

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



Cloaks/WC



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE LOBBY

With radiator.

Door leading into:

LOUNGE

12' 9" x 11' 10" (3.90m x 3.61m)

With staircase leading off having a feature spindled banister, wood effect flooring, front facing window and double panelled radiator.

Further internal door leading into:

BREAKFAST KITCHEN

12' 9" x 7' 6" (3.90m x 2.31m)

Fitted along three walls with a modern range of kitchen units including base and wall mounted cupboards finished with chrome effect handles and coordinating worktops. Integrated electric oven plus four ring gas hob with extractor over and inset stainless steel sink with single drainer. Plumbing for an automatic washing machine and slimline dishwasher, space and provision for a fridge freezer plus encased boiler. LVT flooring, built-in storage cupboard and French doors leading out onto the patio garden.

CLOAKROOM/WC

5' 9" x 3' 4" (1.76m x 1.02m)

With low level WC and pedestal wash hand basin. Half-tiled walls finished with a chrome trim. LVT flooring. Radiator.

FIRST FLOOR LANDING

5' 11" x 3' 3" (1.81m x 1.00m)

With banister, again having spindles.

BEDROOM 1

10' 9" x 9' 3" (3.28m x 2.83m)

With front facing window and built-in range of wardrobes to alcove. Radiator.

BEDROOM 2

12' 8" x 7' 4" (3.87m x 2.26m)

With rear facing window. Radiator.

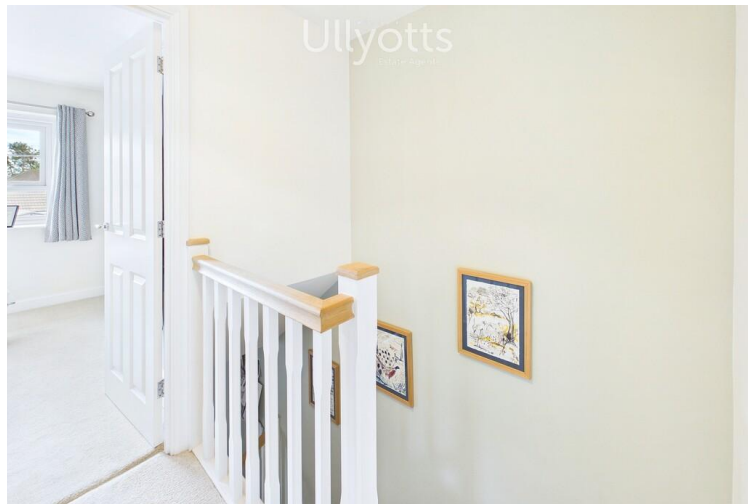
BATHROOM

6' 4" x 5' 11" (1.94m x 1.82m)

Having a white bathroom suite comprising panelled bath, overhead shower with riser rail for adjustable height and a glass side screen, low level WC and pedestal wash hand basin. Fitted mirror and half-tiled walls with full tiling to the shower



Breakfast Kitchen



First Floor Landing



Bathroom



Bathroom

area. Inset ceiling lighting. Chrome heated towel radiator. Fitted mirror and half-tiled walls with full tiling to the shower area. Inset ceiling lighting. Chrome heated towel radiator.

OUTSIDE

The property is set back slightly from the pavement behind an area of front garden which features mature shrubs. There is a block paved drive which leads to a parking area to the rear and allocated car parking. To the rear of the property is a feature patio-style garden. An attractive feature of this property is the tree lined vista from the rear which gives a real sense of country, whilst being in Driffield itself.

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 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



Bedroom 1



Bedroom 1

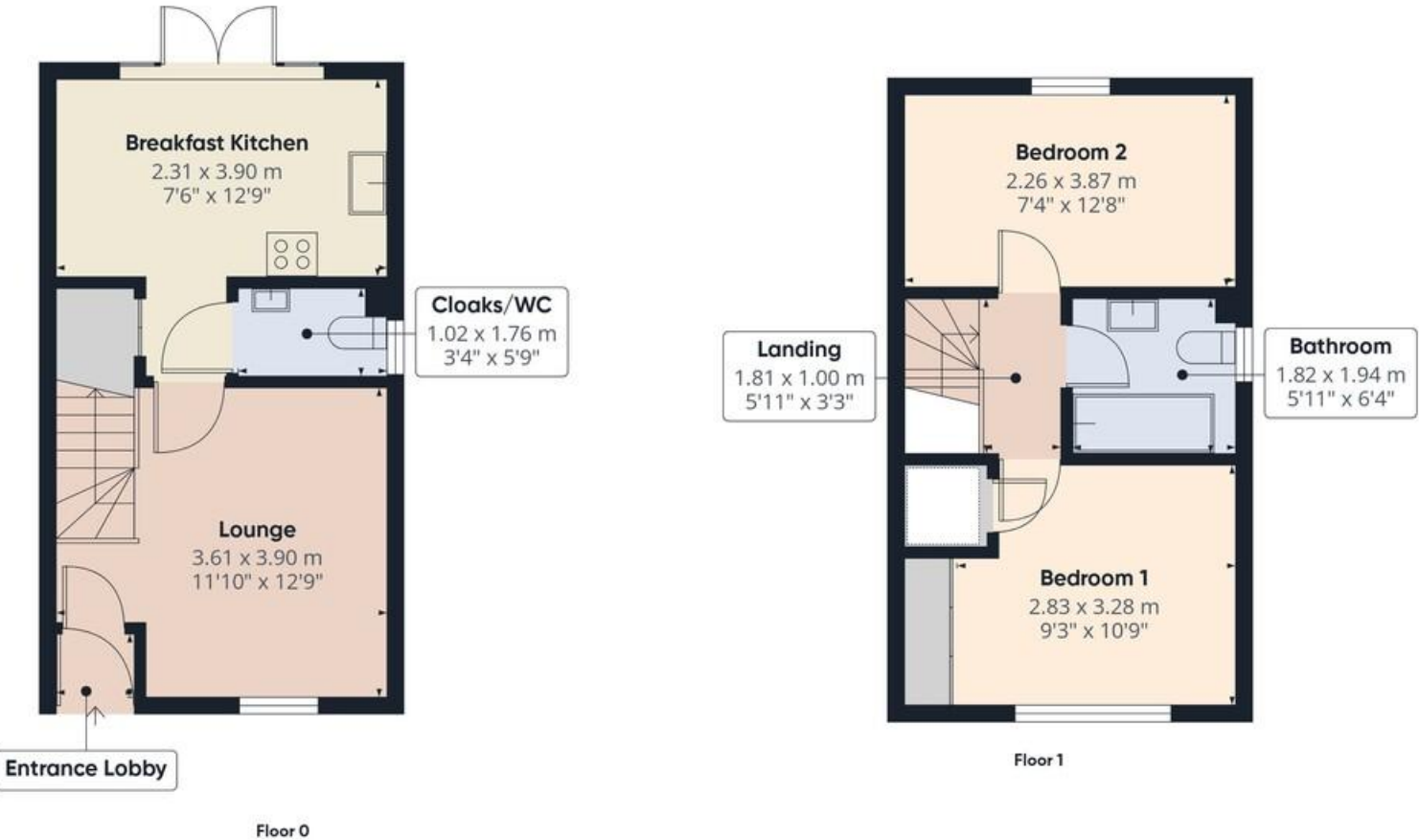


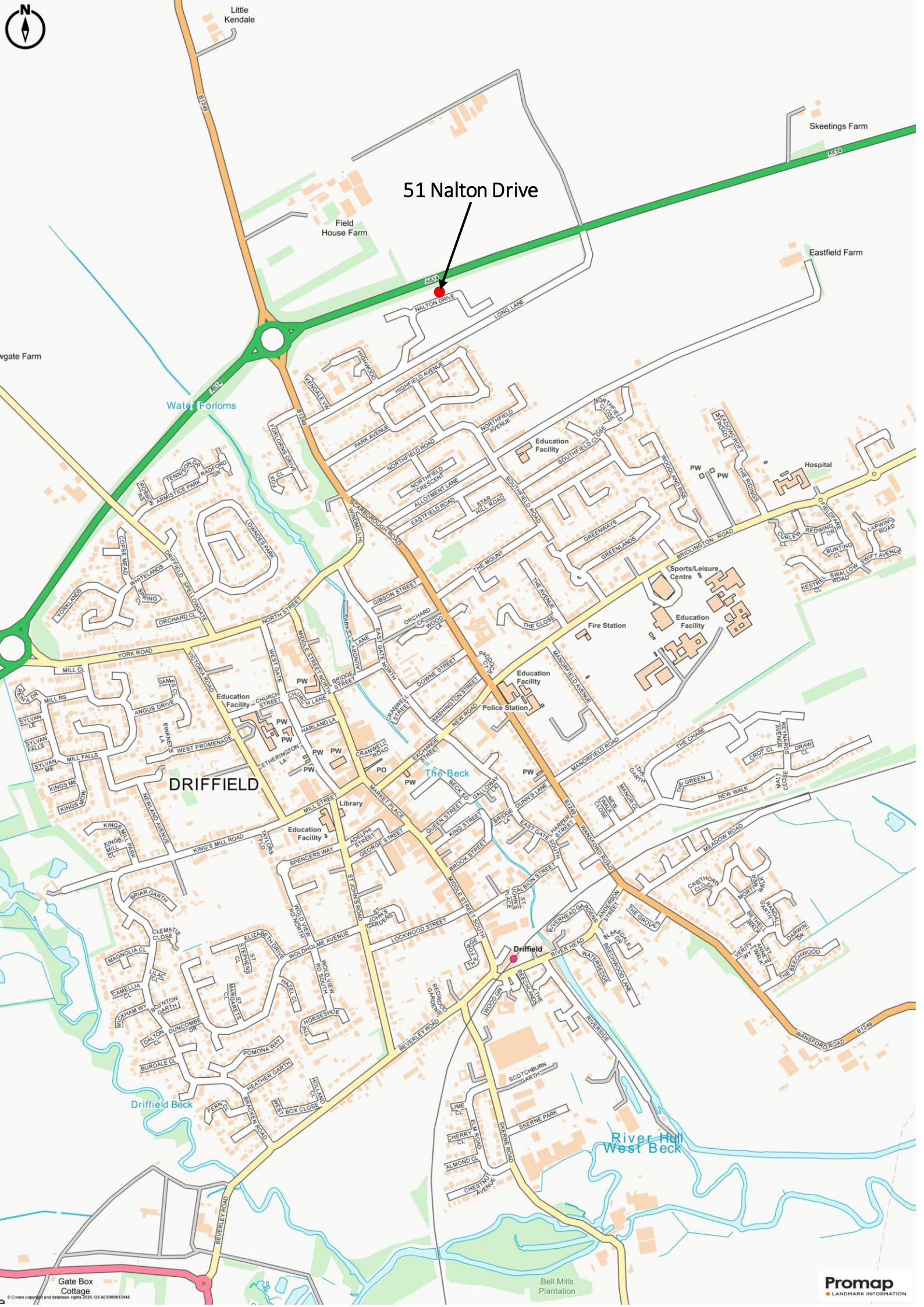
Bedroom 2



Rear Elevation and Patio

The digitally calculated floor area is 52 sq m (555 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





51 Nalton Drive

Water Forlons

DRIFFIELD

Driffield Beck

The Beck

River Hull
West Beck

Gate Box
Cottage

Bell Mills
Plantation

Promap
LANDMARK INFORMATION

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



- Residential Sales ▪ Property Management
- Valuations

