



35 New Walk  
Drifffield  
YO25 5LE

ASKING PRICE OF

**£175,000**

**2 Bedroom Semi-Detached House**





Outside



2



1



1



Garage & Off  
Road Parking



Gas Central Heating

## 35 New Walk, Driffield, YO25 5LE

Having been recently refurbished and redecorated immediately prior to sale, this is a semi-detached house ready for immediate occupancy. Indeed, the property has been further enhanced by the addition of a multi-fuel stove within the lounge and an engineered oak floor. It is located within one of Driffield's highly regarded residential areas that is within a level walking distance of the town centre.

The accommodation itself features a large lounge plus extensively fitted kitchen with kitchen units finished with modern Shaker style doors, two double bedrooms and house bathroom complete with shower. There is a front garden plus low maintenance patio garden to the rear, whilst a side drive leads to a single garage, rarely available with many two bedroomed semi-detached houses.

### 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



Lounge



Kitchen



Bedroom 1

## Accommodation

### ENTRANCE LOBBY

4' 8" x 2' 11" (1.44m x 0.91m)

### LOUNGE

16' 9" x 13' 9" (5.13m x 4.21m)

With front facing window and feature engineered wooden floor and multi-fuel stove in situ with partially exposed flue. Coved ceiling. Double panelled radiator. Staircase leading off.

### KITCHEN

13' 8" x 6' 10" (4.18m x 2.09m)

Fitted along three walls with a range of base and wall cupboards including coordinating worktops with the cupboards being finished with attractive Shaker style doors. Integrated appliances include four ring gas hob with extractor over and electric double oven. Integrated refrigerator and inset one and a half bowl stainless steel sink with base cupboard beneath. Double panelled radiator. Door to the rear.

### LANDING

### BEDROOM 1

14' 1" x 10' 3" (4.30m x 3.13m)

With front facing window, built in wardrobe and double panelled radiator.

### BEDROOM 2

10' 7" x 7' 6" (3.25m x 2.31m)

With rear facing window and double panelled radiator.

### BATHROOM

With suite comprising panelled bath having a shower over and glass side screen. Pedestal wash hand basin and low level WC. Heated towel radiator.

### OUTSIDE

The property stands back from the road behind its own front garden. There is a side drive which leads to a single garage with front facing up and over door and personal door to the side.

To the rear of the property is a very low maintenance patio-style garden, the garden itself being enclosed with a timber fence.

### CENTRAL HEATING

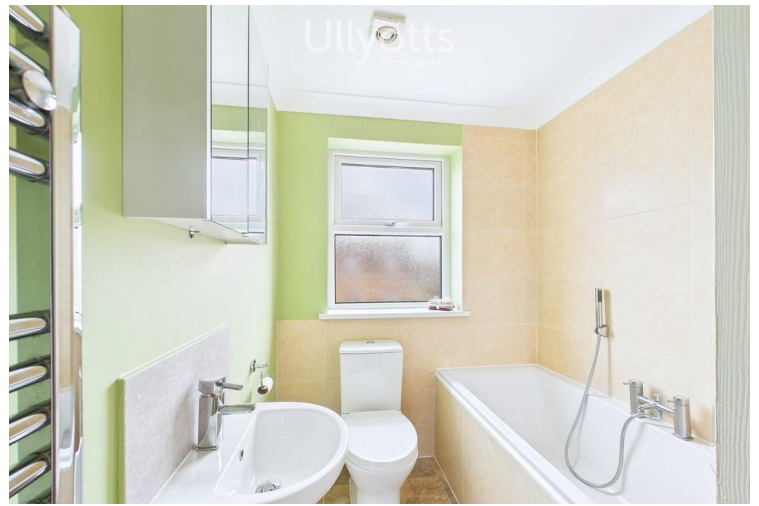
Gas fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

Sealed unit double glazing throughout.



Bedroom 2



Bathroom

## 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.

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

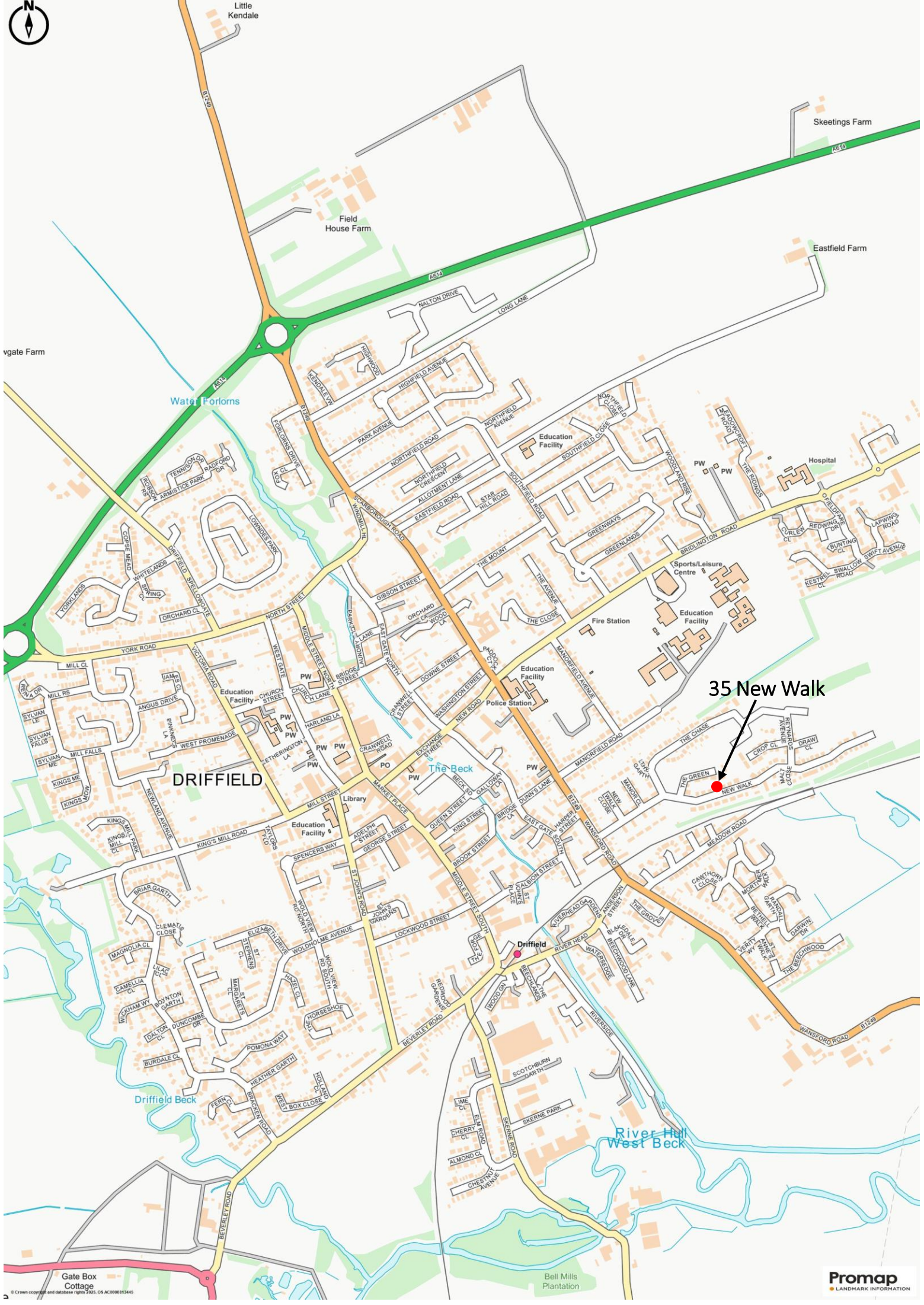
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 60 sq m (642 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





35 New Walk

DRIFFIELD





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