

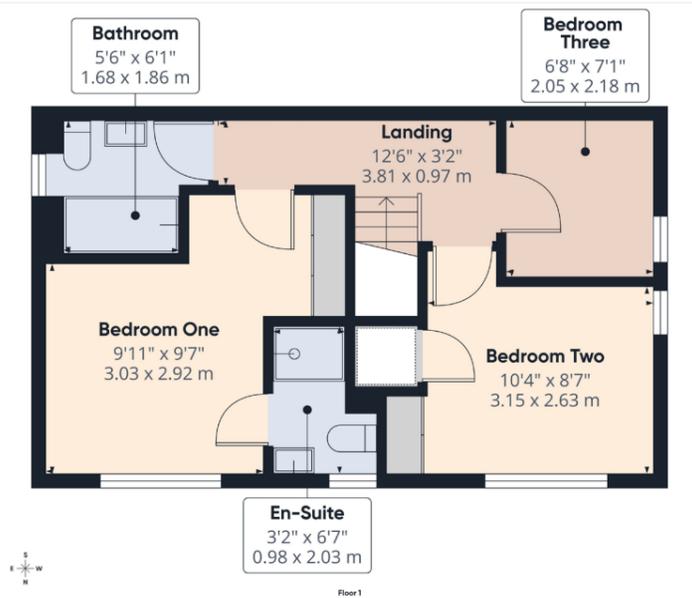


Approximate total area<sup>1</sup>  
444 sq ft  
41.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area<sup>1</sup>  
393 sq ft  
36.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS DIMS '00 Standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



**Guide Price**  
**£245,000**

**8 Nalton Drive,**  
**Driffield, 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 'C'.

**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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 3'2 (0.98m) x 12'10 (3.92m)**

Door to the front aspect, built in cupboard, stairs leading to the first floor landing, understairs cupboard, LVT flooring, radiator and power points.

**WC- 6'3 (1.92m) x 2'10 (0.88m)**

Tiled splash back, sink with pedestal, low flush WC, LVT flooring, radiator and extractor fan.

**LOUNGE- 10'1 (3.08m) x 16'2 (4.94m)**

Spacious living area with windows to the front and side aspect, fitted carpets, radiator, TV point and power points.

**OPEN PLAN KITCHEN/DINING AREA- 10'3 (3.14m) x 16'1 (4.92m)**

French doors to the side aspect, additional windows to the front and side flooding the room with natural light, cupboard housing the gas combi-boiler, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated dishwasher and washing machine, built in eye-level oven, gas hob with extractor hood, LVT flooring, radiator and power points.

**FIRST FLOOR LANDING- 12'6 (3.81m) x 3'2 (0.97m)**

Fitted carpets, radiator and power points. There is also access to the loft.

**BEDROOM ONE- 9'11 (3.03m) x 9'7 (2.92m)**  
Double bedroom with window to the front aspect, built in wardrobes, fitted carpets, radiator and power points.

**EN-SUITE- 3'2 (0.98m) x 6'7 (2.03m)**  
Opaque window to the front aspect, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, fully tiled shower cubicle, LVT flooring, radiator and extractor fan.

**BEDROOM TWO- 10'4 (3.15m) x 8'7 (2.63m)**  
Another double bedroom with window to the front and side aspect, built in wardrobes, fitted carpets, radiator and power points.

**BEDROOM THREE- 6'8 (2.05m) x 7'1 (2.18m)**  
Window to the side aspect, fitted carpets, radiator and power points.

**BATHROOM- 5'6 (1.68m) x 6'1 (1.86m)**  
Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath, LVT flooring, radiator and extractor fan.

**GARDEN**  
North-East facing walled garden which is laid with lawn, patio area and rear gated access.

**PARKING**  
Off street parking for two cars. There is also a EV charger at the property.

# 8 Nalton Drive, Driffield, YO25 5GE

**DESCRIPTION**

Brought to the market in immaculate condition, 8 Nalton Drive is a beautifully presented three bedroom semi-detached home. Situated on a new development, the property stands proudly on a great size corner plot with stunning walled gardens. Built in 2020, it still benefits from the developers warranty which gives great peace of mind for any buyer. Offering spacious accommodation throughout, the property is flooded throughout with natural light and is move in ready.

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

**LOCATION**

Driffield 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.



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