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**57 New Walk
Driffield
YO25 5LE**

Popular residential development
Four bedrooms
Spacious breakfast kitchen

Integrated single garage
Great for families
Convenient for access into Driffield

**Asking Price Of:
£275,000**



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57 New Walk

Driffield

YO25 5LE



Forming part of a popular residential development, this is a substantial, smartly presented home which may be of particular appeal to a growing family as well as couples looking for quality accommodation within convenient access of the town centre. The accommodation includes four good size bedrooms, the master bedroom having an en-suite whilst the ground floor accommodation boasts a delightful front facing lounge plus well fitted breakfast kitchen with French doors leading out onto what is an attractive expanse of garden. There is an integrated single garage together with parking space.

The property was constructed by local developers GP Atkin homes Ltd and forms part of the popular Dawnay Park development.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off, coving to ceiling and personal door leading into garage.

LOUNGE

16' 10" x 11' 8" (5.14m x 3.57m)

A delightful front facing room. Coving to ceiling. Radiator.



BREAKFAST KITCHEN

10' 6" x 18' 6" (3.21m x 5.65m)

A great family room having French doors leading out onto the rear garden. Fitted with a range of modern kitchen units featuring gloss doors with chrome handles and integrated appliances including Neff electric oven, electric hob and extractor.

Integrated dishwasher, fridge and freezer. Inset one and a half bowl stainless steel sink with mixer tap. Recessed ceiling spotlights and coving to ceiling.



UTILITY ROOM

6' 5" x 7' 0" (1.97m x 2.15m)

Ceramic tiled floor. Stainless steel sink, space and plumbing for a dishwasher and space for a dryer. Coving to ceiling.

CLOAKROOM/WC

With suite comprising low-level WC and pedestal wash basin, ceramic tiled floor, radiator and coving to ceiling.

LANDING

Radiator and built-in storage cupboard. Loft access with ladder.

MASTER BEDROOM

10' 3" x 13' 7" (3.14m x 4.15m)

A delightful front facing room with sunny aspect. Radiator.



EN-SUITE

Fitted with large walk-in shower with sliding doors, pedestal wash basin and low level WC. Chrome heated towel rail. Ceramic tiled floor and walls.



BEDROOM 2 13' 11" x 8' 3" (4.25m x 2.54m) Built-in wardrobe featuring sliding doors. Radiator.



BEDROOM 3 12' 2" x 9' 1" (3.72m x 2.79m)

Built-in wardrobes with sliding doors, radiator and rear aspect.



BATHROOM With modern suite in white comprising shower bath with shower above and curved glass side screen, low-level WC and pedestal wash basin, heated towel rail and fully tiled walls and flooring.



BEDROOM 4

9' 8" x 9' 9" (2.97m x 2.99m)

Front facing. Radiator.



OUTSIDE

The property stands proud, back from the road behind an expanse of front forecourt garden. There is a drive which leads to a single integrated garage. To the rear of the property is an enclosed area of garden and patio with side raised beds.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC 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

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

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.

Floor plans are for illustrative purposes only.

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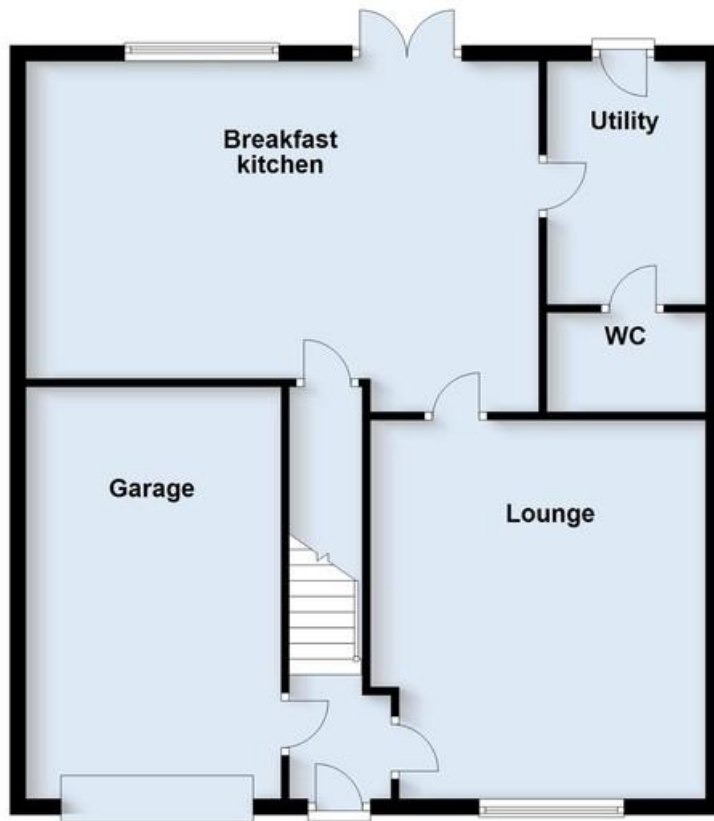
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VIEWING

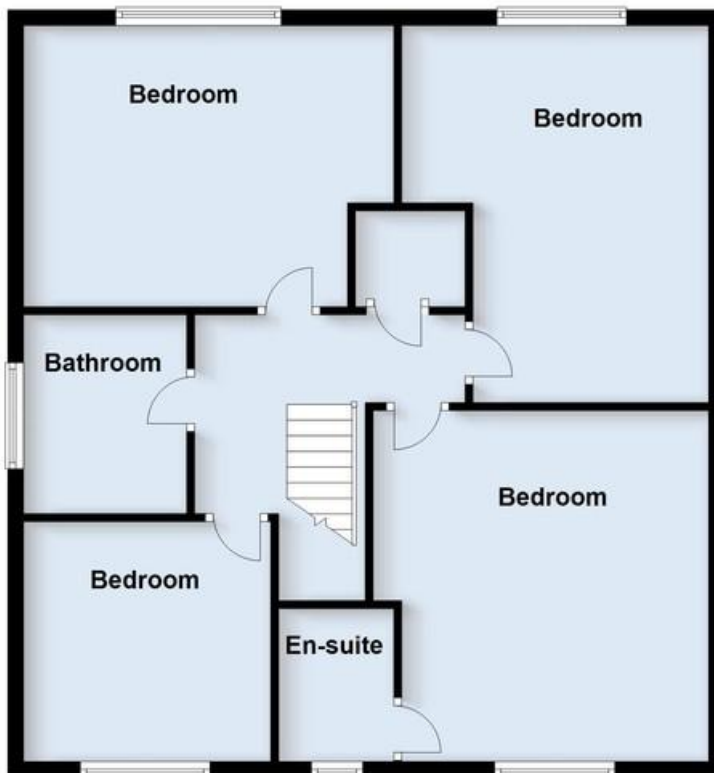
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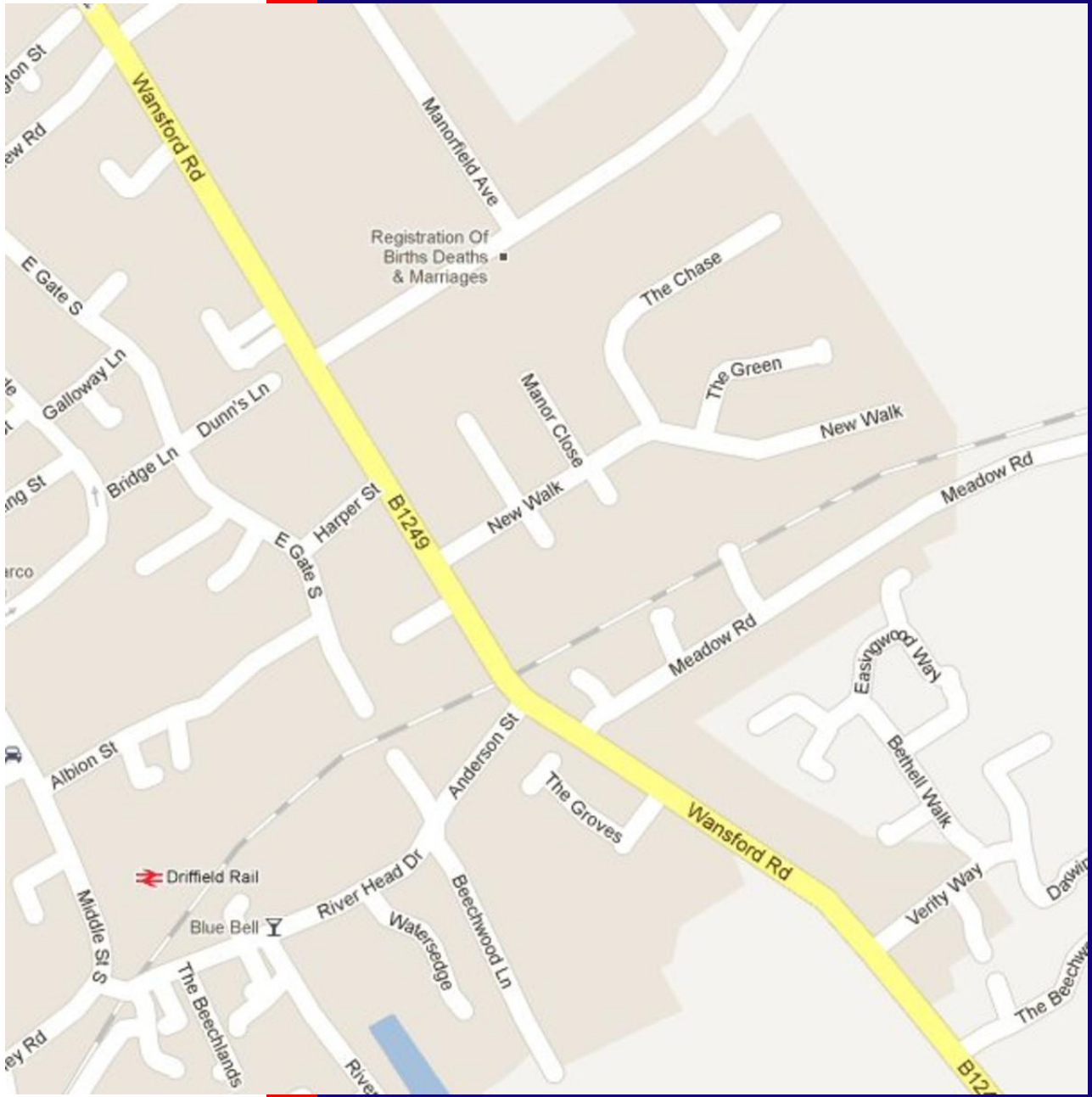
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Ground Floor



First Floor







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