



42 New Walk
Driffield
YO25 5LE

ASKING PRICE OF

£275,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



2



Off Road
Parking



Gas Central Heating

42 New Walk, Driffield, YO25 5LE

A totally upgraded brand-new home, originally constructed by GP Atkin Homes Ltd and having had the benefit of a rear extension and fully upgraded interior. This truly is the "Rolls-Royce" of this style of home and simply will not disappoint.

The original high specification accommodation was upgraded to include a solid wood floor to the ground floor, enhanced kitchen and rear facing extension which now provides a useful dining or day room.

The property is located on an attractive plot, setback from the road, so gives good privacy to the front and, to the rear which benefits from a tree lined rear boundary.

In all, the property is presented to "interior design standards" and if you're looking for a property of this style, this home would be hard to beat!

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, Wilko, Iceland, Boyes, M&Co, 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.



Accommodation

FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

With understairs cupboard and stairs to first floor. Radiator. Upgraded wooden flooring. Range of oak finished 'cottage' style doors leading off to all rooms.

CLOAKROOM

White suite comprising low-level WC and pedestal wash hand basin. Upgraded wooden flooring. Radiator.

LOUNGE

11' 7" x 15' 9" (3.53m x 4.8m)

Upgraded wooden flooring. Radiator. Coved ceiling. Feature fire surround and hearth with electric fire. Front facing window.

DINING KITCHEN

20' 4" x 8' 10" (6.2m x 2.69m)

Extensively fitted with a quality range of kitchen units and worktops, enhanced ceramic sink with mixer tap. Integrated appliances include full height fridge and freezer, "Flavel" dishwasher, "Flavel" washing machine, "AEG" electric oven with extractor hood and hob. Tiled splashbacks. Downlighters. Enhanced wooden flooring. Opening into

DINING ROOM

10' 10" x 9' 2" (3.3m x 2.79m)

Upgraded wooden flooring. Downlighters. French doors to garden and rear facing window.

LANDING

Built-in cupboard housing "Ferrolti" gas central heating boiler.

BEDROOM ONE (REAR)

15' 9" x 8' 10" [plus recess] (4.8m x 2.69m)

Rear facing window. Radiator.

EN SUITE SHOWER ROOM

White suite comprising shower, low-level WC and pedestal wash hand basin. Fully wall tiled. Tiled flooring. Downlighters. Ladder-style radiator. Mirror and shaver point.

BEDROOM TWO (FRONT)

11' 7" x 8' 4" (3.53m x 2.54m)

Radiator.

BEDROOM THREE (FRONT)

8' 4" x 8' 5" (2.54m x 2.57m)

Radiator.



BATHROOM

White suite comprising claw footed bath, low-level WC and wash hand basin in vanity unit. Tiled flooring. Central light fitting. Ladder-style radiator. Shaver point.

OUTSIDE

The property stands back from the road in a secluded position with generous offstreet parking by way of a front forecourt and side drive. To the rear of the property is an enclosed area of garden which features a tree lined rear boundary. The garden also offers an attractive, enlarged patio area, lawn and side planted borders.

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.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band B.

SERVICES

All mains services are available at the property.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

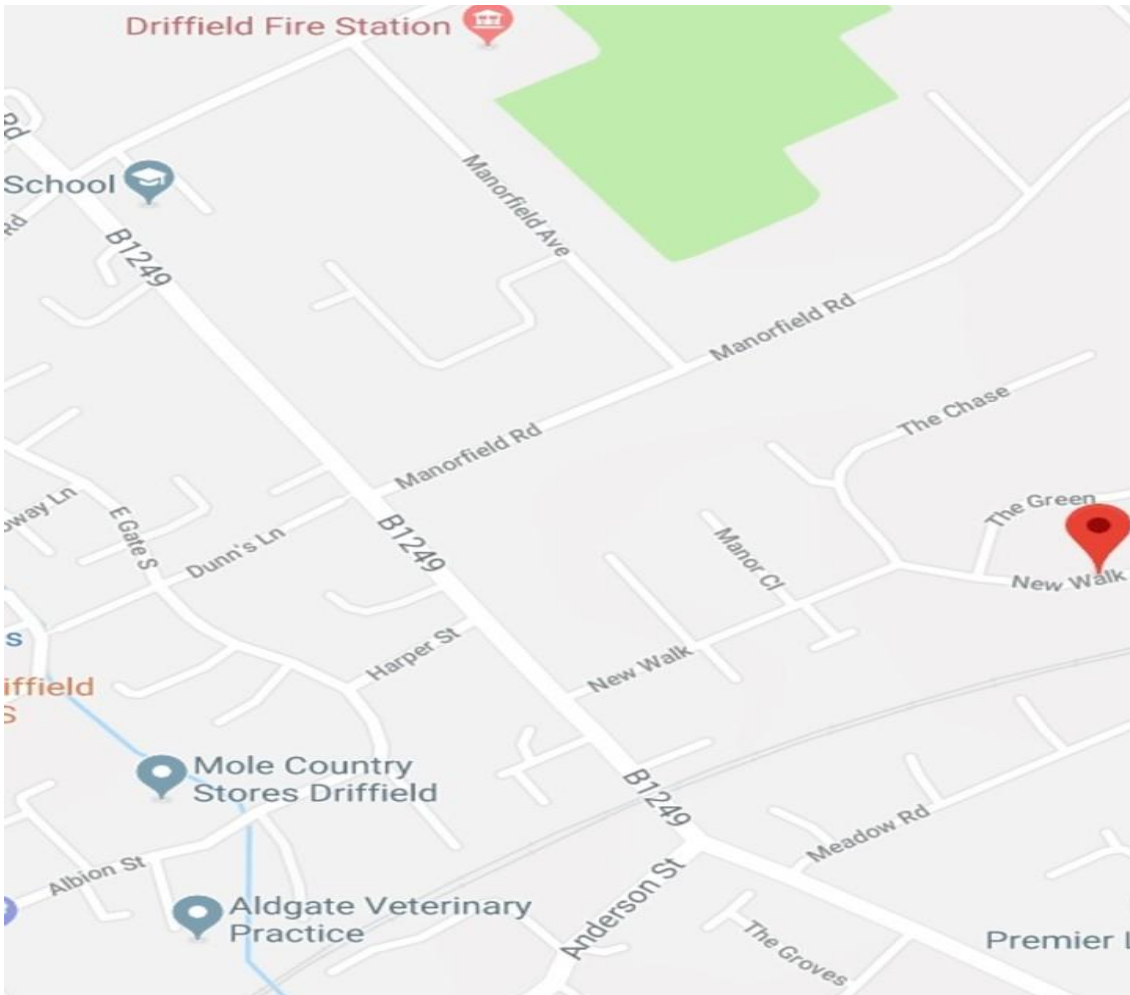
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

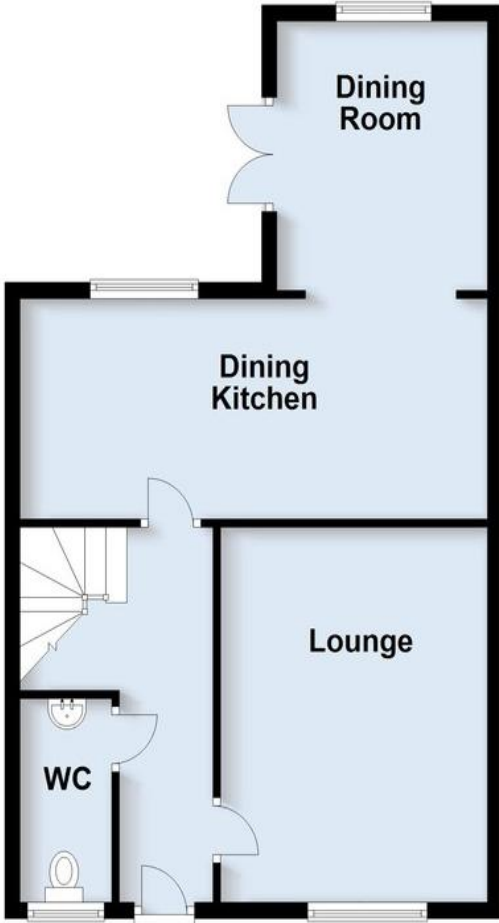
VIEWING

Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

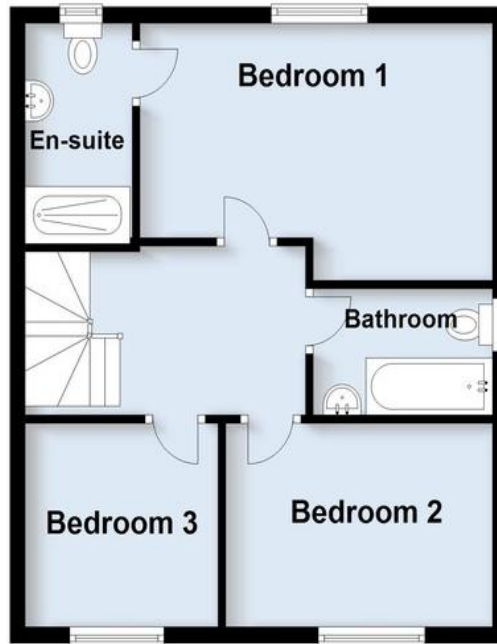
Regulated by RICS



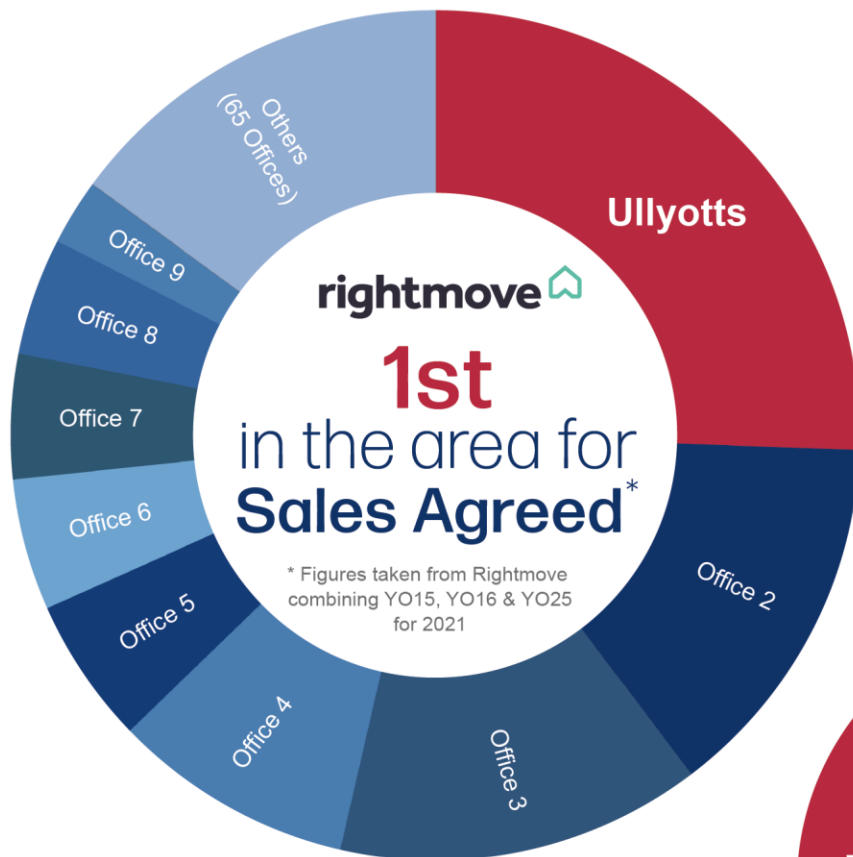
Ground Floor



First Floor



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations