



**Offers Over  
£245,000**

**31 Nalton Drive,  
Driffield, YO25 5GE**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**SERVICES**  
Understood to all be connected to mains.

**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.



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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**Dee Atkinson & Harrison**



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, stairs leading to the first floor landing, laminated flooring, radiator and power points.

**LOUNGE- 16'0 (4.90m) x 13'3 (4.05m)**

Spacious lounge with bay window to the front aspect, understairs storage cupboard, radiator, TV point and power points.

**KITCHEN/DINING AREA- 11'2 (3.41m) x 17'0 (5.21m)**

Double doors and window to the rear aspect with built in blinds, a range of wall and base units, sink with drainer units, plumbing for washing machine, space for fridge/frezer, gas hob, electric oven, laminated flooring, radiator and power points.

**UTILITY ROOM- 5'0 (1.55m) x 5'3 (1.60m)**

Window to the rear aspect, wall mounted combi-boiler, base unit, plumbing for washine machine, laminated flooring, radiator and power points.

**CLOAKROOM- 3'1 (0.94m) x 5'2 (1.60m)**

Opaque window to the side aspect, tiled splash back, low flush WC, sink with pedestal, laminated flooring and radiator.

**FIRST FLOOR LANDING**

Radiator and loft access.

**BEDROOM ONE/DRESSING AREA- 12'0 (3.67m) x 9'1 (2.77m)**

Window to the front and rear aspect, built in wardrobes with sliding doors, double radiators, TV point and power points.

**EN-SUITE- 7'0 (2.16m) x 3'11 (1.22m)**

Opaque window to the rear aspect, three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled shower cubicle, laminated flooring, radiator, extractor fan and shaving point.

**BEDROOM TWO- 11'10 (3.62m) x 10'1 (3.09m)**

Window to the front aspect, built in wardrobe, radiator, TV point and power points.

**BEDROOM THREE- 10'10 (3.32m) x 6'0 (1.85m)**

Window to the rear aspect, radiator and power points.

**BATHROOM- 6'4 (1.94m) x 6'4 (1.95m)**

Opaque window to the rear aspect, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, laminated flooring, radiator and extractor fan.

**GARDEN**

North facing, private garden which is fully enclosed with timber fence, mainly laid to lawn, patio area and side access to the front of the property.

**GARAGE- 16'11 (5.17m) x 8'9 (2.68m)**

Up and over door, power and lighting.

**PARKING**

Off street parking for two cars.

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**DESCRIPTION**

31 Nalton Drive is a three bedroom detached Barratt built home, built in 2020. The 'Derwent' is one of few models that were built to this style and still benefits from it's NHBC warranty. This property offer spacious living and neutral decor whilst being kept well presented throughout and also enjoys a stunning private garden.

The property briefly comprises:- entrance hall, lounge, kitchen/diner, utility room and cloakroom, first floor landing with three bedrooms, one having an en-suite and dressing room area, family bathroom, private garden, integral garage 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.

