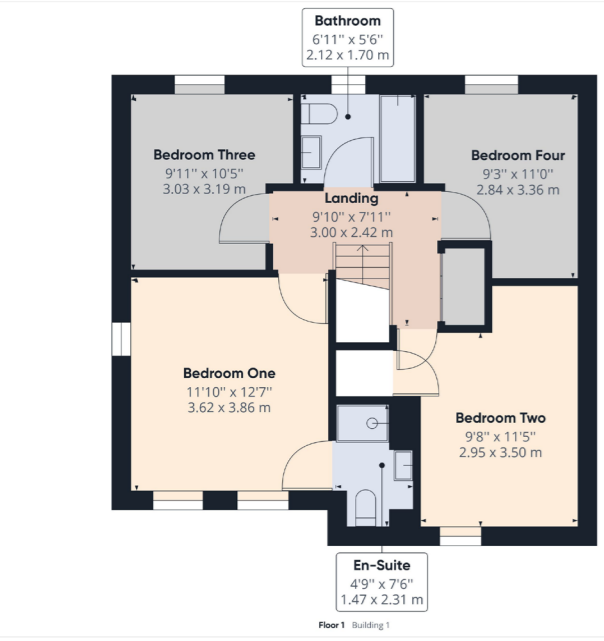


Approximate total area¹
664.29 sq ft
61.31 m²

⁽¹⁾ Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.
GIRAFFE360



Approximate total area¹
919.16 sq ft
87.52 m²

⁽¹⁾ Excluding balconies and terraces
While every attempt has been made to ensure accuracy, all measurements are approximate, and to scale. This floor plan is for illustrative purposes only.
GIRAFFE360



Dee Atkinson & Harrison

Asking Price
£290,000

36 Nalton Drive,
Driffield, YO25 5GE

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to be all 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 'E'.

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.



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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 7'7 (2.32m) x 11'5 (3.48m)

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

CLOAKROOM- 2'10 (0.87m) x 5'7 (1.72m)

Low flush WC, sink with pedestal, tiled splash back, tiled flooring, radiator and extractor fan.

LOUNGE- 11'4 (3.47m) x 16'10 (5.13m)

Window to the front aspect, electric fire with wooden surround, laminated flooring, radiator, TV point and power points.

OFFICE/PLAY ROOM- 7'6 (2.31m) x 7'2 (2.20m)

Window to the front aspect, radiator, TV point, fitted carpet and power points.

KITCHEN/DINING ROOM- 26'7 (8.12m) x 10'3 (3.13m)

Double doors and windows to the rear aspect, a range of wall and base units, tiled splash back, integrated fridge/freezer, integrated dishwasher, sink with drainer unit, gas hob, electric oven, extractor hood, understairs storage space, laminated flooring, radiator, TV point, telephone point and power points.

UTILITY ROOM- 5'3 (1.62m) x 5'5 (1.66m)

Door to the side aspect, cupboard housing the wall mounted boiler, a range of wall and base units, tiled splash back, space for dryer, plumbing for washing machine, laminated flooring, radiator, extractor fan and power points.

FIRST FLOOR LANDING

Built in storage cupboard, radiator, power points, fitted carpets and loft access which is boarded out, loft ladders and lighting.

BEDROOM ONE- 11'10 (3.62m) x 12'7 (3.86m)

Double aspect windows to the front aspect, radiator, TV point, fitted carpets and power points.

EN-SUITE- 4'9 (1.47m) x 7'6 (2.31m)

Three piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, fully tiled walk in shower cubicle, tiled flooring, radiator, extractor fan and shaving point.

BEDROOM TWO- 9'8 (2.95m) x 11'5 (3.50m)

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

BEDROOM THREE- 9'11 (3.03m) x 10'5 (3.19m)

Window to the rear aspect, radiator and power points.

BEDROOM FOUR- 9'3 (2.84m) x 11'0 (3.36m)

Window to the rear aspect, radiator and power points.

BATHROOM- 6'11 (2.12m) x 5'6 (1.70m)

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

GARDEN

North east facing garden, large decking area ideal for entertaining, easy maintainable astro turf, outside tap and gated side access.

GARAGE- 9'1 (2.79m) x 17'1 (5.23m)

Up and over door, power and lighting.

PARKING

Off street parking for two cars.

36 Nalton Drive, Driffield, YO25 5GE

DESCRIPTION

36 Nalton Drive is a 2020 Barratt Built home in the popular location just on the outskirts of Driffield. This 'Radleigh' build is one of the very few styles that have been constructed and is a perfect family home. The decor has been improved throughout to create a stylish and impressive interior with ample space in every room. The current vendors have created a beautiful outside space which is perfect to enjoy all year round and benefits from sun all throughout the day. The property briefly comprises:- entrance hall, cloakroom, office/play room, lounge, large kitchen/diner with utility space, first floor landing with four bedrooms, one with ensuite and family bathroom. Garden to the rear, detached garage and off street parking for two cars.

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.

