



**Plot 5 Monk Dale, Riverside  
Driffield, East Yorkshire YO25 6PA**

**Price £190,000**

**WP** WOOLLEY  
& PARKS

\* SELECT NEW BUILD DEVELOPMENT OF JUST 5 DWELLINGS LOCATED NEAR THE CANAL \* 3 BEDROOM / 2 BATHROOM SEMI-DETACHED \* CIRCA 840 SQFT \* CURRENTLY UNDER CONSTRUCTION \* AVAILABLE SPRING 2021 \*

MONK DALE is a select development of just one detached and four semi detached NEW HOMES located in the highly regarded Riverside location overlooking Driffield Canal. PLOT 5 is a 3 bedroom/2 bathroom Semi-detached house. Currently under construction by the highly regarded Cherrypod Developments. CONTACT OUR NEW HOMES SALES TEAM for further details. Early reservation is highly recommended to secure a property on this development.



## GROUND FLOOR

### ENTRANCE HALL

5'4" x 4'7" (max) (1.634m x 1.4m (max))

**CLOAKROOM / W.C.** 5'6" x 3'3" (1.7m x 1m)

**LIVING ROOM** 17'1" x 11'5" (5.227m x 3.50m)

### OPEN PLAN DINING KITCHEN

14'9" x 10'7" (4.50m x 3.25m)

With Bi-folding doors leading out to the rear garden.

## FIRST FLOOR

**BEDROOM 1** 10'3" x 9'0" (3.14m x 2.76m)

### EN-SUITE SHOWER ROOM

5'4" x 5'0" (1.637m x 1.525m)

**BEDROOM 2** 10'7" x 7'8" (3.25m x 2.36m)

### BEDROOM 3

10'0" x 6'8" (max) (3.05m x 2.038m (max))

### FAMILY BATHROOM

7'8" x 6'6" (2.362m x 1.987m)

## PARKING

TWO ALLOCATED PARKING SPACES TO THE FRONT.

## OUTSIDE

GOOD SIZED REAR GARDEN.

### Agents Note

To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

### Laser Tape Clause

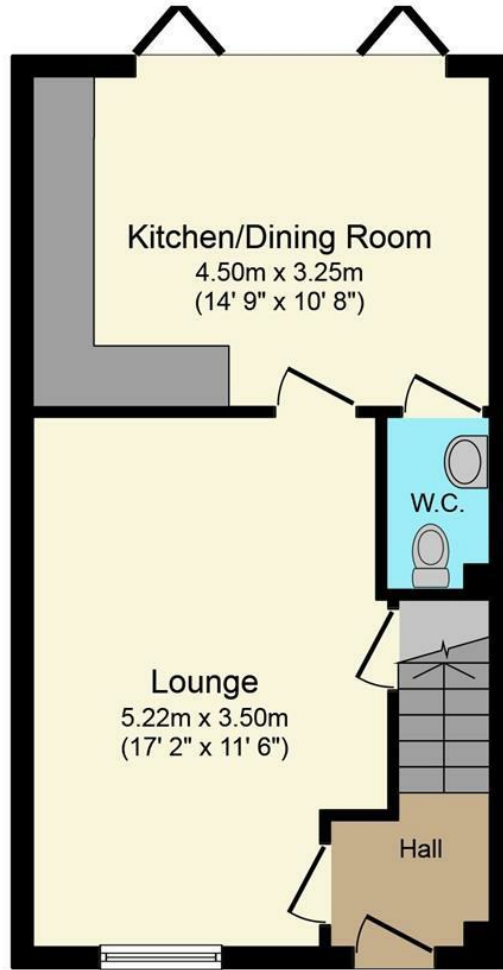
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

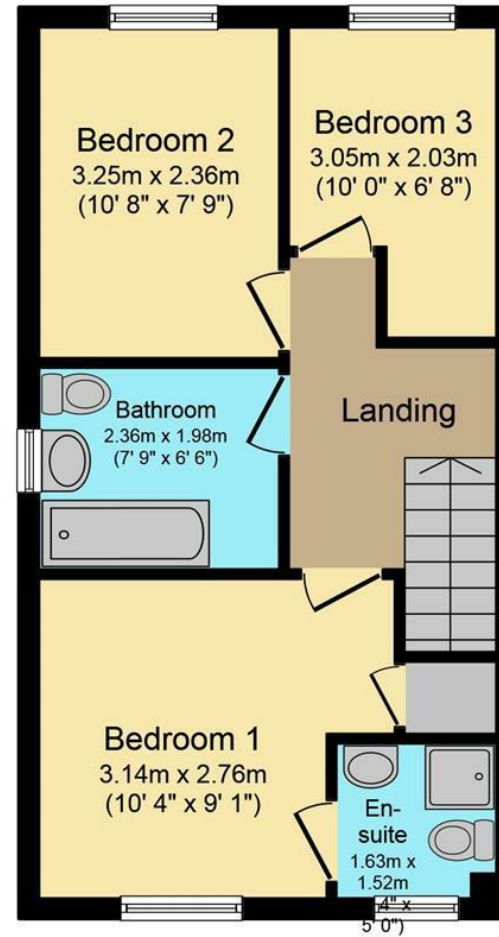






### Ground Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx



### First Floor

Floor area 39.0 sq. m. (420 sq. ft.) approx

Total floor area 78.0 sq. m. (840 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Potential	Band	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC