



**PLOT 2 Temple Close**  
**Eastgate South , Driffield, Yorkshire YO25 6LU**  
**Price £180,000**

**WP** WOOLLEY  
& PARKS



\* SHOW HOME NOW OPEN -

\*\* LAST REMAINING PLOT \*\* CALL NOW TO BOOK AN APPOINTMENT \*

\* FANTASTIC NEW BUILD DEVELOPMENT IN THE CENTRE OF TOWN NOW NEARING COMPLETION \* THREE BEDROOM SEMI DETACHED CONTEMPORARY NEW BUILDS \* HELP-TO-BUY AVAILABLE - MOVE WITH JUST A 5% DEPOSIT & NO STAMP DUTY TO PAY \* A select development of just 27 contemporary new homes currently under construction by Marble Homes. TEMPLE CLOSE, situated off Eastgate South is Phase 1 of this development comprising a cul-de-sac of just 11 semi detached and town house properties. Constructed and finished to a high standard and offering an increasingly rare opportunity to purchase a new build home within minutes walk of Driffield Town Centre, Shops, Restaurants, Schools and the Railway station. RESERVATIONS are now being taken with completions in summer 2021. Contact our New Homes Sales Manager, Lizzie Jackson now for further details - 01377 252095.



You could own  
a **New Home**  
With just a deposit **5%**



**SHOW HOUSE NOW OPEN**  
Call now to book your appointment

## ACCOMMODATION - GROUND FLOOR

### Open Plan Living/Dining Room

19'3" x 14'8" (5.87m x 4.49m)

### Kitchen

10'0" x 9'10" (3.07 x 3.02)

- Contemporary style kitchen
- Tiled splashbacks
- Electric oven
- Gas hob
- Canopy hood
- Stainless Steel Sink
- Plumbing & space for washing machine & dishwasher

### Utility/W.C.

9'10" x 4'3" (3.02m x 1.32m)

- Contemporary sanitary ware, toilet & wash basin

## FIRST FLOOR

### Bedroom 1

14'8" x 9'3" (4.49m x 2.82m)

### Bedroom 2

13'7" x 7'10" (4.15m x 2.41m)

### Bedroom 3

9'10" x 6'5" (3.02m x 1.98m)

### Bathroom

7'10" x 5'11" (2.41m x 1.81m)

- Contemporary sanitary ware, toilet & wash basin
- Chrome taps
- Bathtub with shower and screen
- Ceramic tiles

## OUTSIDE

Two off street private parking spaces.  
Rear turfed garden with timber fence and paving.

## ELECTRICAL

- Smoke detectors
- Telephone points
- TV Points
- Double sockets throughout
- Burglar Alarm System

## GENERAL SPECIFICATION

- White panelled doors with chrome handles
- Plastered walls and ceilings throughout
- Decoration: white ceilings, white / magnolia walls and white glossed woodwork
- Gas central heating throughout
- Contemporary Grey UPVC double glazed windows
- All mains services connected

## WARRANTY

- 10 Year warranty provided by BLP Insurance underwritten by Allianz Global

## HELP-TO-BUY

The Government backed scheme that is open to both first time buyers and current home movers (until March 2021), and means you'll only need a 5% deposit to buy your new home.

With Help to Buy, the Government will lend you up to 20% of the value of your new build home via an equity loan, which is interest free for the first 5 years of living in your home. You will then need to secure up to a 75% mortgage (from a bank or other lender) and put down a 5% deposit. You'll own 100% of your home from day one.

Find out more about how the Help to Buy scheme works please contact our New Homes team.

## NEW BUILD SPECIFICATION:

Please note that proposed specifications are for guidance only and may vary from plot to plot. They do not constitute any contract or guaranteed level of specification. Final specifications for "as built" purposes will be confirmed prior to exchange of legal contracts. Images shown and CGI's are representative and for illustration only. Our new homes team will discuss final fixtures and fittings with you.

## Measurements:

All measurements have been taken using a laser

tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## New Viewing Protocols

Site viewings are strictly by prior appointment only. In light of Government guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team. Please be aware this is a working building site and you are recommended to wear suitable footwear and observe signage and our instructions at all times. Stay Safe.

## 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.

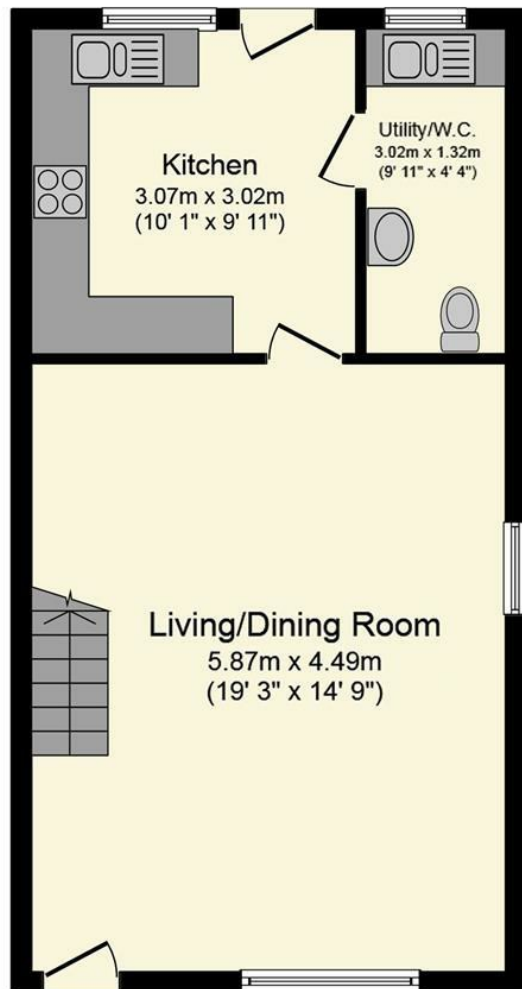






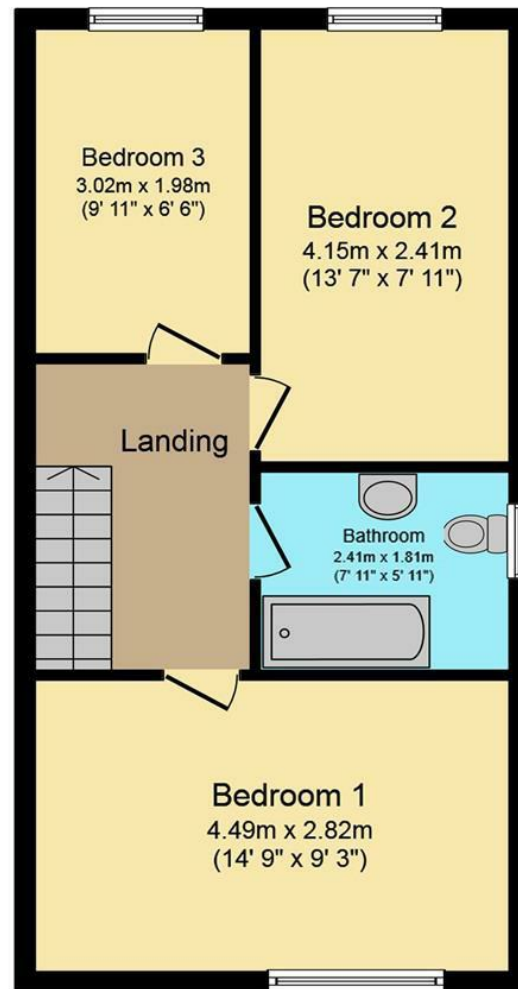






**Ground Floor**

Floor area 40.0 sq. m. (431 sq. ft.) approx



**First Floor**

Floor area 40.0 sq. m. (431 sq. ft.) approx

Total floor area 80.0 sq. m. (861 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	
Current	Potential	Current	Potential
83	83	86	86
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	