



Plot 4 The Birch 3 Walgate Park
Driffield

YO25 5LE

ASKING PRICE OF

£350,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456

G.P.
HOMES

ATKIN
LTD



Garage, Off
Road Parking



Gas Central Heating

Plot 4 The Birch 3 Walgate Park, Driffield, YO25 5LE

A fantastic 4 double bed room detached house built by G P Atkin Homes Limited which has a proven local track record of using craftsmen to build quality homes overseen by personal attention at every stage of construction.

Boasting a contemporary ground floor living space with open elements, this property would suit many types of buyers including families

The double glazed gas centrally heated accommodation is ready to move into complete with floor coverings, high specification fitted kitchen including cooker, hob, fridge/freezer, dishwasher and washing machine.

Contemporary bathroom suites and en suite. Outside turfed gardens, paved patio, dusk to dawn lighting and parking for vehicles.



Kitchen



Day Room



Kitchen detail



Kitchen detail

Accommodation

ACCOMMODATION

ENTRANCE HALL

With attractive staircase leading off. Built in Understairs storage cupboard.

CLOAKROOM/WC

With contemporary fitted suite comprising low-level WC and wash basin.

LOUNGE

16' 4" x 11' 1" (5.0m x 3.4m)

With front facing bay window.

KITCHEN/DINING/FAMILY ROOM

11' 5" x 13' 5" (3.5m x 4.1m)

Comprehensively fitted range of kitchen units including base and wall mounted cupboards along with worktops and integrated appliances which include electric oven and hob with extractor over, dishwasher and fridge freezer. Open plan into dining area and Family Room (5.8 x 3.4). With rear facing French doors on to the garden.

UTILITY ROOM

5' 2" x 8' 4" (1.6m x 2.55m)

With fitted range of units and worktop plus concealed boiler and space and plumbing for automatic washing machine.

FIRST FLOOR

MASTER BEDROOM

11' 1" x 14' 0" (3.40m x 4.28 plus recess)

EN-SUITE

With contemporary suite featuring a walk-in shower with mains shower in situ, vanity wash basin and low-level WC. Chrome heated towel radiator.

BEDROOM 2

11' 5" x 11' 1" (3.5m x 3.4m)

BEDROOM 3

12' 1" x 15' 0" (3.7m x 4.58m)

BEDROOM 4

8' 10" x 9' 8" (2.7m x 2.97m)



Utility



Bathroom



Cloakroom WC



Bathroom

BATHROOM

With suite comprising shower style bath with glass side screen in situ and plumbed- in mains shower, low level WC and vanity style wash basin. Heated towel radiator.

SPECIFICATION

OUTSIDE

- Turfing to front and rear gardens.
- Buff paving to pathways and patio areas.
- Block paved and tarmacadam drive.
- Outside water tap.
- Security dusk til dawn sensor lighting both front and rear doors.
- Composite security doors.
- 1.80m high close boarded timber fencing to rear garden.

CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. This is on a 'zoned' system. The energy saving boiler also provides domestic hot water.

FLOORING

Ground Floor Flooring included.

Buyers have a choice from the builders range of flooring including quality laminate finish and carpets.

ELECTRICAL

There will be a generous allocation of double sockets throughout the property plus wired in cooker. An electric point will be available in the bathroom for the provision of a shaver point, if required. Integrated smoke, heat and carbon monoxide detection systems.

Low energy light fittings, LED downlights to kitchen and bathroom.

LED undercounter lighting.

Pre-wired telephone point(s).

Media and TV - Cat 5 box with media and TV points in lounge, kitchen and all bedrooms. TV aerial with booster in roof space.

Security alarm.



En Suite



Rear garden



Rear garden

GARAGE

Garages feature electric power and lighting.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout with built in trickle ventilation.

TENURE

The property is freehold and offered with vacant possession upon legal completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

SERVICES

All mains services connected.

NHBC WARRANTY

The property will be covered under the NHBC Warranty Scheme for a period of 10 years.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

On site during normal working hours, strictly by appointment. Contact us on (01377) 253456 or sales@ullyotts.co.uk. There will be a site office available and the developers have asked that Health and Safety legislation is adhered to.

NOTE

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.

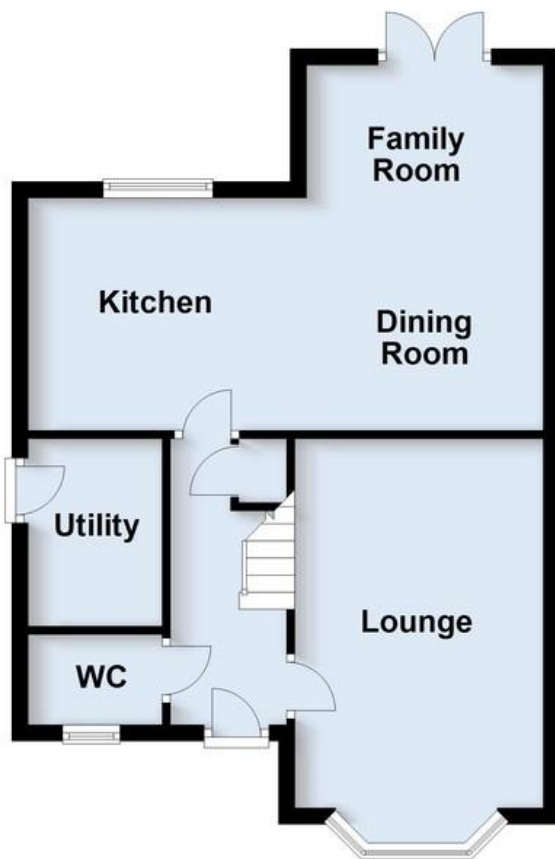
Specification is subject to change at the builders discretion without notice.

Floor plans are for illustrative purposes only.

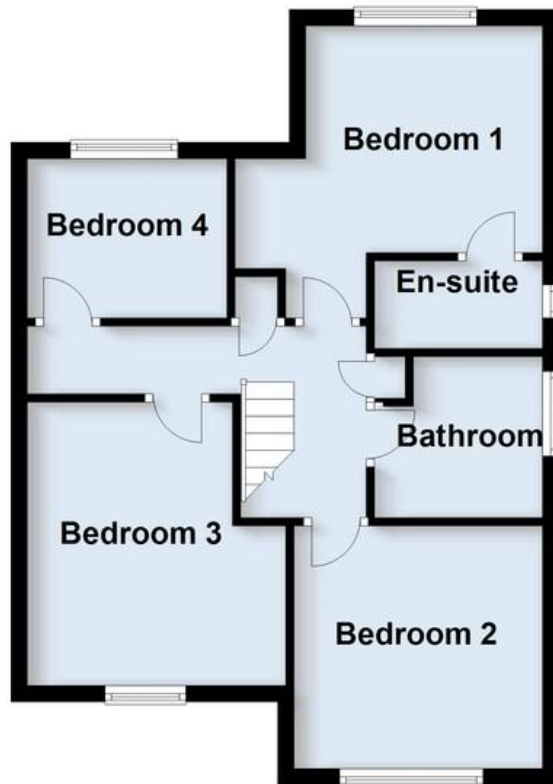
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 135 sq m

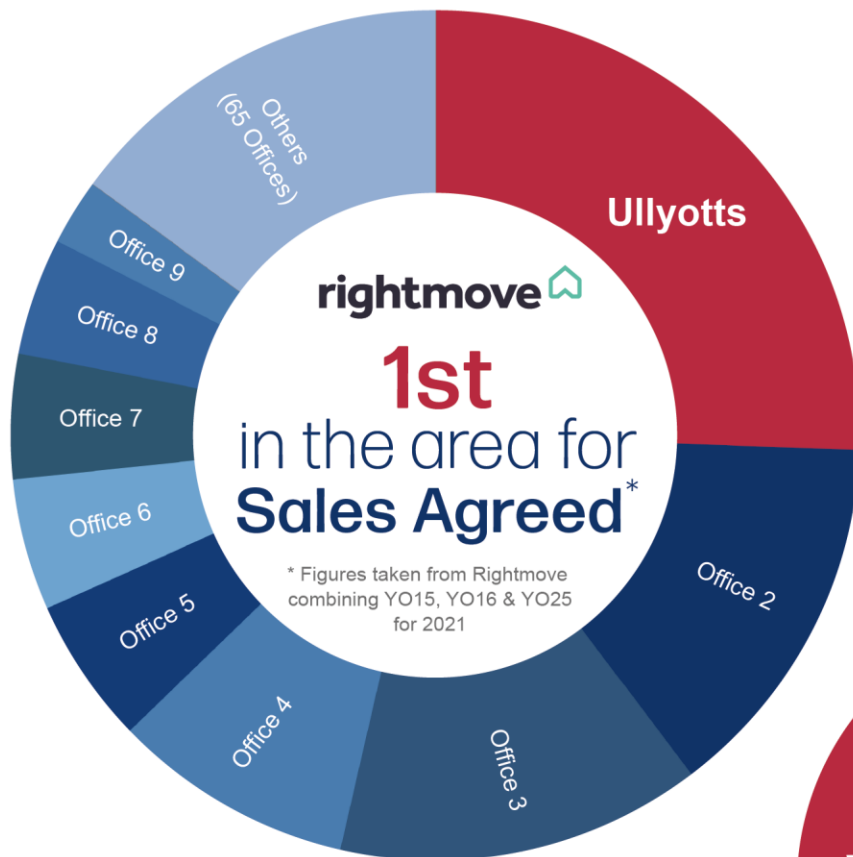
Ground Floor



First Floor



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