



88 New Walk  
Driffield  
YO25 5LE

ASKING PRICE OF

**£225,000**

3 Bedroom Semi Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 3
  1
  1
  Off Road Parking
  Gas Central Heating

## 88 New Walk, Drifffield, YO25 5LE

Having a delightful wooded backdrop and open aspect to the front, this really is a super semi-detached house located within one of the areas most sought developments.

Constructed by local renowned developers, GP Atkin homes Ltd, this is there hugely popular 'Hawthorn 'design of house which can best be described as a true family home which offers three good-sized bedrooms along with spacious lounge with patio doors leading out onto the rear garden. The kitchen is a full breakfast kitchen with plenty of units, integrated appliances and space for a table. There is also a useful ground floor WC.

The location of this property is enviable with an open feel and has a side drive with parking for multiple vehicles.

The property is presented to a very good standard internally and is **READY TO MOVE INTO!**

### DRIFFIELD

Drifffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Iceland, Boyes, Peacocks, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods.

Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Lounge



Kitchen



Kitchen



Landing

## Accommodation

### ENTRANCE HALL

With feature return staircase leading off to the first floor and understairs storage cupboard.

### CLOAKROOM/WC

With suite comprising low level WC and pedestal wash hand basin. Radiator.

### LOUNGE

15' 5" x 11' 1" (4.71m x 3.38m)

A very attractive, spacious room with rear facing patio doors which open out onto the garden. Coved ceiling. Radiator.

### BREAKFAST KITCHEN

15' 5" x 10' 9" (4.7m x 3.28m)

Well fitted with a wealth of modern kitchen units including base and wall mounted cupboards along with co-ordinating worktops including a one and a half bowl sink with cupboard beneath and integrated appliances which comprise electric oven and hob with extractor over, dishwasher and automatic washing machine. Window to the front.

### FIRST FLOOR

### LANDING

### BEDROOM 1

15' 5" x 10' 8" (4.72m x 3.26m)

With dual window to the front. Radiator.

### BEDROOM 2

8' 6" x 8' 11" (2.61m x 2.74m)

With rear facing window and built in wardrobes. Radiator.

### BEDROOM 3

12' 0" x 6' 0" (3.67m x 1.85m)

With side window. Radiator.

### BATHROOM

Fitted with a modern suite comprising panelled bath with shower over and curved side screen, low level WC and pedestal wash basin. Fully tiling to the walls. Radiator.

### OUTSIDE

This double fronted house is side on to the road, set back behind the rear of the front garden. There is a side drive which provides vehicle parking for multiple vehicles. Immediately to the rear of the property is a paved patio and this gives way to an area of lawn that includes fruit trees. Boundaries are all fenced and the rear view is of a mature tree belt.





Bedroom



Bedroom



Bedroom



Bathroom

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 85 square metres.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will

not take into account any improvements made since it was carried out.

## NOTE

Heating systems and other services have not been checked. 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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

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

## VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



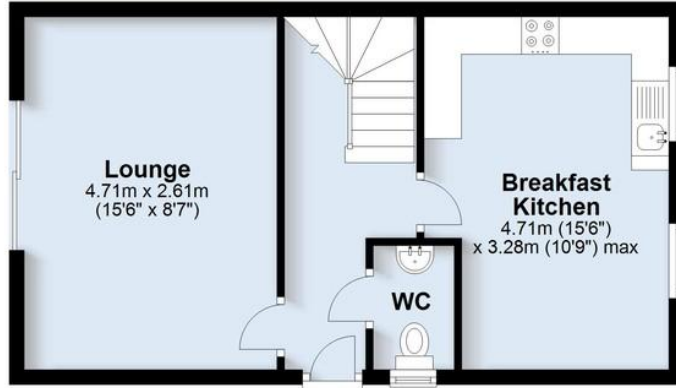




The stated EPC floor area, (which may exclude conservatories),  
is approximately

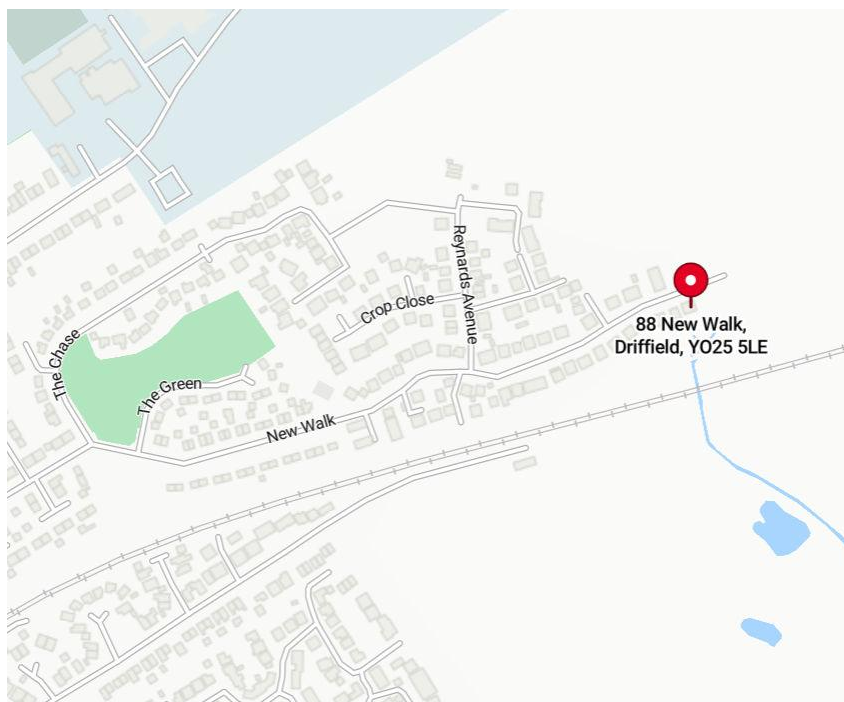
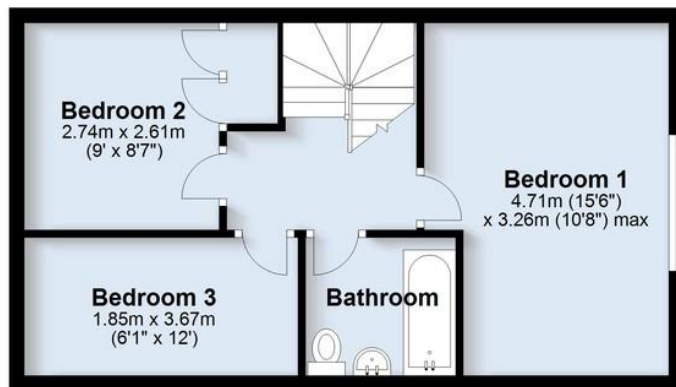
### Ground Floor

Approx. 37.0 sq. metres (398.3 sq. feet)

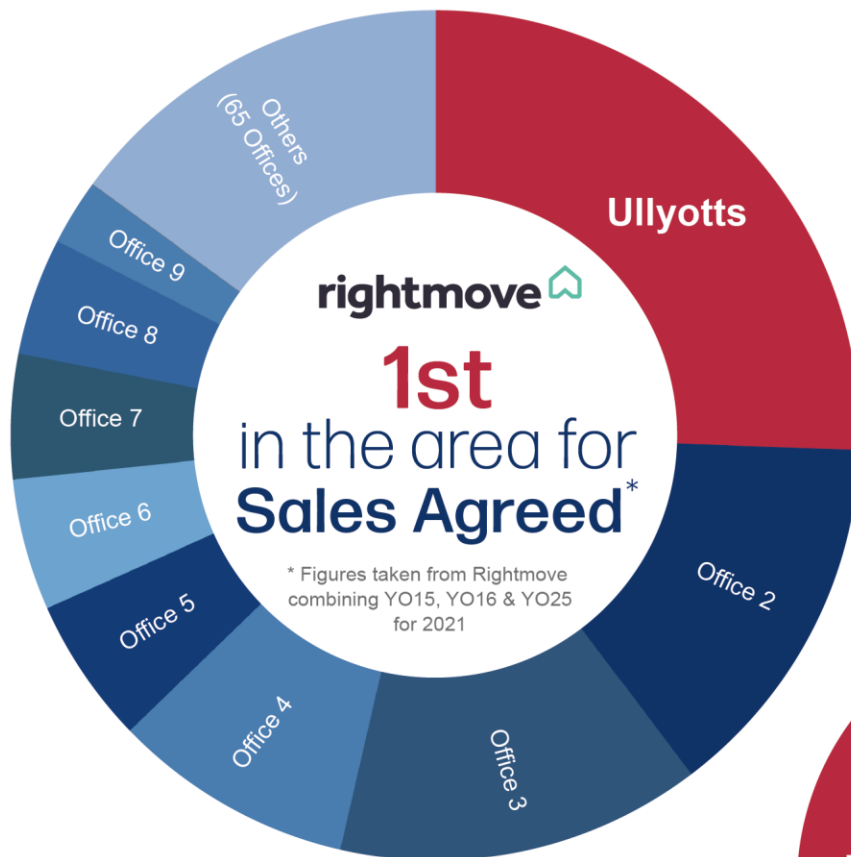


### First Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



# Why Choose Ulllyotts?



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