



37 New Walk  
Driffield

YO25 5LE

ASKING PRICE OF

**£175,000**

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■

EST 1891

01377 253456



Garden



2



1



1



Off Road  
Parking



Gas Central Heating

## 37 New Walk, Driffield, YO25 5LE

Forming part of the popular New Walk area of Driffield and being towards the beginning of the development and, as such, convenient for the town centre this is a rare opportunity to purchase a modern, two-bedroom home which includes side drive and quality brick garage.

The property will no doubt have a wide appeal, from first time buyers through to all ages and even include more mature buyers simply wishing to have a home in a great location within walking distance of the town centre.

The accommodation includes main lounge, breakfast kitchen, two bedrooms and bathroom. There is a useful front porch plus side drive and single garage.

To the rear is an enclosed area of garden.

### DIRECTIONS

From Driffield marketplace head south, turning left at the Esso garage onto Albion Street. Following Albion Street along turn right at the junction of Harper Street and again right thereafter onto Wansford Road. Take the next turning left onto New Walk and take the right hand option when the road splits at The Green.

### DRIFFIELD

Driffield 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.



Kitchen



Lounge



Lounge



Bedroom

## Accommodation

### ENTRANCE PORCH

An extremely useful entrance porch for the property, giving access into the main accommodation.

### LOUNGE

17' 0" x 14' 0" (5.19m x 4.27m)

Having an open staircase leading off and featuring traditional fire surround with gas fire, coved ceiling and front facing window. Radiator.

### BREAKFAST KITCHEN

14' 0" x 6' 11" (4.27m x 2.12m)

Fitted along two walls with a range of base cupboards plus double wall mounted cupboard. Inset stainless steel sink with single drainer, space and plumbing for automatic washing machine, space and provision for an electric oven and space for a refrigerator. Door to rear.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

13' 5" x 14' 0" (4.1m x 4.27m)

A particularly attractive and spacious front facing bedroom. Built in storage cupboard/wardrobe. Radiator.

#### BEDROOM 2

10' 10" x 7' 9" (3.32m x 2.37m)

With rear facing window. Radiator.

#### SHOWER ROOM

With free-standing shower enclosure, low-level WC and wash basin. Built in storage cupboard. Radiator.

#### OUTSIDE

The property stands behind an open plan front forecourt style garden. There is a side drive which leads to a single brick and tile built garage.

To the rear of the property is an enclosed expanse of garden.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 63 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.



Bedroom



Enclosed garden

### 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 D. 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.

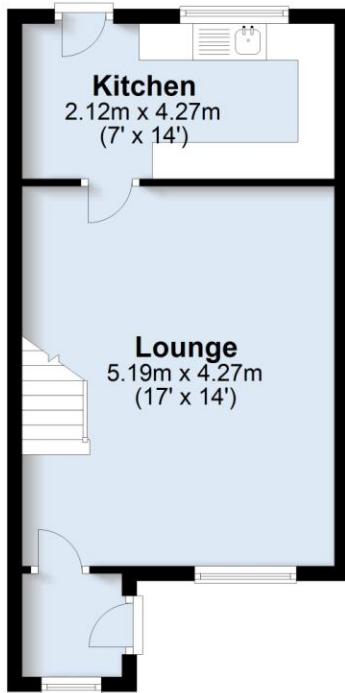
### VIEWING

Strictly by appointment with Ulllyotts.

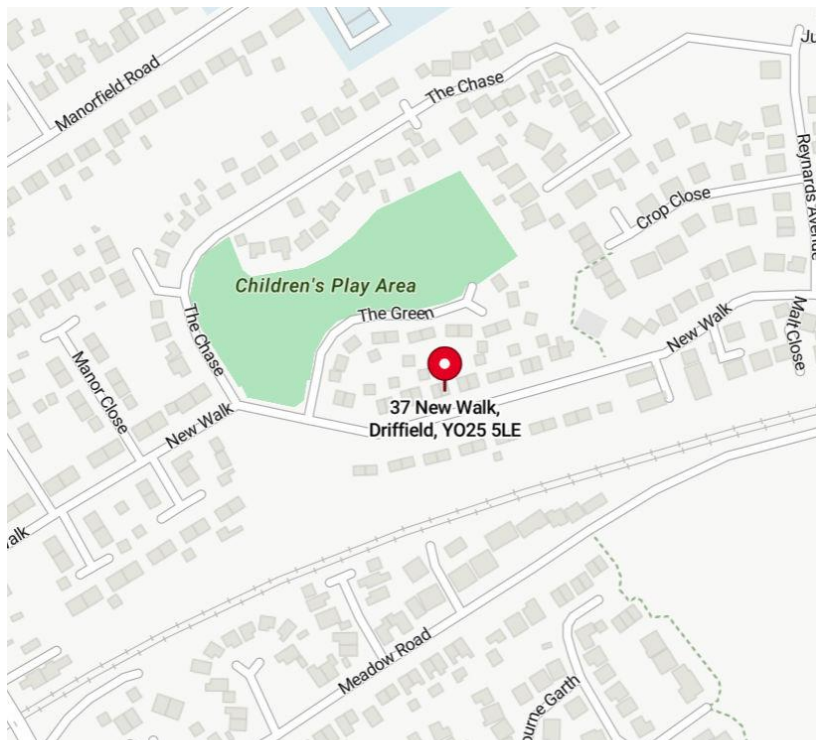
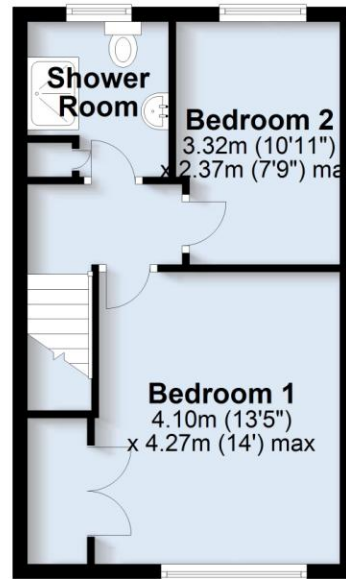
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 63 sq m

### Ground Floor



### First Floor










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