Plot 20, The Nurseries Driffield Road
Kilham, Driffield, East Yorkshire YO25 4SP
Price £275,000

WOOLLEY & PARKS

SUPERB DETACHED BUNGALOW - RESERVATIONS NOW BEING TAKEN - Ready Now -
'The Pine' is an attractive two bedroom 'true' bungalow complete with detached garage and parking. Plot 20 of this exciting new development, 'The Nurseries' is located within the picturesque village of Kilham just 6 miles from the market town of Driffield. Being developed by Akkeri Homes, this property offers spacious and naturally light accommodation and will be completed to a high specification throughout. Charming and traditional in design the Pine will comprise entrance hall, comfortable living room, open plan dining kitchen complete with a choice of kitchen units and quality integral appliances plus separate utility, two double bedrooms and house bathroom with bath and shower over. Externally the property benefits from single detached garage and parking and an impressive enclosed garden to the rear. Located on the edge of this sought after village with a variety of amenities to hand plus countryside walks on the doorstep and the East Yorkshire coast only a few miles away. RESERVATIONS being taken today!

Plot 20, The Pine

The Pine is an attractive two bedroom fully detached 'true' bungalow that will offer a high specification throughout and detached single garage. Plot 20 has a South facing rear garden.

About Kilham

The picturesque village of Kilham is located around six miles from the market town of Driffield, with Beverley and its many attractions just a 30-minute drive away. The village boasts a highly rated Church of England primary school, a Grade 1 listed parish church that dates back to Norman times, and a range of amenities that include a pub offering traditional ales and a welcoming environment. A perfect location for those seeking a tranquil home environment alongside a genuine sense of community, The Nurseries combines the very best of rural living with easy access to the rest of the county.

Entrance Hallway

15'9" x 4'7" widening too 6'9" (4.82m x 1.40m widening too 2.08m)

Living Room	16'5" x 11'5" (5.01m x 3.49m)
Dining Kitchen	14'4" x 9'8" (4.39m x 2.97m)
Utility Room	8'2" x 5'2" (2.50m x 1.58m)
Main Bedroom	12'5" x 10'9" (3.81m x 3.30m)
Bedroom Two	9'11" x 9'3" (3.04m x 2.83m)
Bathroom	9'3" x 6'2" (2.83m x 1.90m)

Outside

Turfed gardens to front and rear. South facing to the rear.

Single Detached Garage

General Specification

The Pine will be finished to a high standard with the kitchen providing single oven and grill, single bowl sink unit complete with mixer tap over plus integrated fridge/freezer with plumbing and space for further free standing appliances.

Bathroom will offer a stylish three piece suite comprising bath complete with shower over, attractive vanity style wash basin and low flush w/c.

Floor coverings will be included with a water resistant laminate to kitchen, utility and wet areas plus carpets to the remaining floor area.

Television points to principal bedroom and lounge.

Tenure:

Freehold

Council Tax :

Council tax is payable to East Riding of Yorkshire local authority. The property is yet to be listed in a council tax band.

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.

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.

Disclaimer :

These particulars are produced in good faith, are set out as a general guide only and do not 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.

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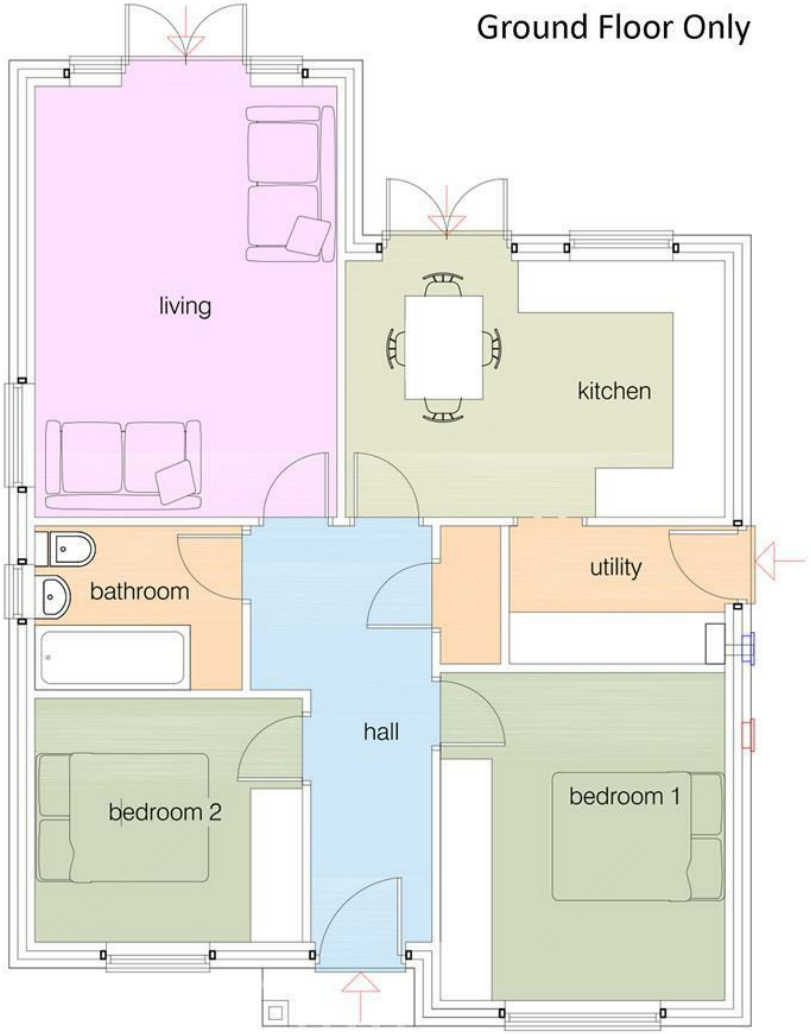
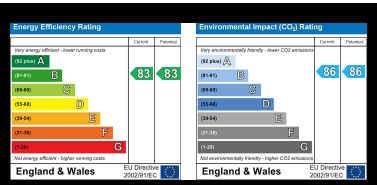
Ground Floor Only



AKKERI DEVELOPMENTS

The Pine - The Nurseries, Kilham

WOOLLEY & PARKS LAND & NEW HOMES

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