



**Plot 15, The Nurseries Driffield Road
Kilham, Driffield, East Yorkshire YO25 4SP**

Price £190,000

**WP & WOOLLEY
& PARKS**

**** OPEN VIEWING - SATURDAY 16th March 2024 10am-1pm - CALL NOW TO BOOK ****

*** IMPRESSIVE TWO BEDROOM SEMI DETACHED HOME ***

**** Ready Now ****

'The Birch' is an attractive two bedroom semi detached home complete with allocated parking and enclosed garden. Plot 15 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 Birch will comprise entrance hall, cloakroom/w/c, open plan living/dining room plus separate kitchen complete with a choice of kitchen units and quality integral appliances all to the ground floor with two double bedrooms and house bathroom to the first. Externally the property benefits from allocated parking and an impressive enclosed garden to the rear. Competitively priced this semi detached home would be an ideal starter home or investment. 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. With only a limited number of this house type remaining, demand is sure to be high. RESERVATIONS being taken today!



Plot 15, The Birch

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.

Ground Floor

Entrance Hall 13'7" x 3'5" (4.15m x 1.05)

Cloakroom/W/C 5'4" x 2'8" (1.64m x 0.83m)

Living/Dining Room

15'3" x 13'2" narrowing too 9'8" (4.67m x 4.02m narrowing too 2.97)

Kitchen 10'4" x 8'4" (3.16m x 2.56m)

First Floor

Bedroom 1

15'4" (max) x 10'10" (4.68m (max) x 3.32m)

Bedroom 2 12'5" x 8'5" (3.81m x 2.59m)

House Bathroom 8'3" x 6'6" (2.54m x 2.00m)

Outside

Turfed rear garden

Off Street Parking

Two allocated parking speaces to the front of the property.

General Specification:

The Birch 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 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.



New build homes
could save buyers
£3,100* on annual
energy bills.



*According to HBF analysis of EPC data, based on the April 2023 EPG increase.





Plot 4 & 39
only

Plot 5 & 46
only

Ground Floor



The Birch - The Nurseries, Kilham



26 Market Place | Driffield | East Yorkshire | YO25 6AR
 Tel: 01377 252095 | Email: Driffield@woolleeparks.co.uk | www.woolleeparks.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	37	37

Energy Efficiency Rating: 83 (Current), 83 (Potential).
 Environmental Impact (CO₂) Rating: 37 (Current), 37 (Potential).
 Legend: A (Green), B (Light Green), C (Yellow), D (Orange), E (Red), F (Dark Red), G (Black).
 EU Directive 2002/91/EC, England & Wales.