



**12 Nalton Drive
Drifffield, YO25 5GE
Offers over £175,000**



WILLOWGREEN

ESTATE AGENTS

****SIMPLY STUNNING THROUGHOUT**** Brought to the market in perfect condition, is this 3 bedroomed semi-detached nearly new property. Built in 2020 by Barratt Homes and forming part of a highly regarded and sought after area, the property still benefits from it's NHBC warranty and has been decorated throughout by the current vendor to create a vibrant and homely space. Ideal for buyers looking to get on the property ladder, downsize or invest.

The property briefly comprises:- entrance hall, cloaks/WC, lounge, kitchen/dining room, first floor landing with three bedrooms, family bathroom, rear garden and off street parking.

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC Rating B



ENTRANCE HALL

With composite door, vinyl flooring, radiator, stairs leading off and doors to.

CLOAKS/WC

A modern white suite comprises WC and corner pedestal wash basin with tiled splash back. With vinyl flooring, stylish panelling, radiator and extractor fan.

LOUNGE

With vinyl flooring, window to side and front elevations, radiator and TV point.

KITCHEN/DINER

Fitted with a range of modern base, wall and drawer units in a cream 'Shaker' style, with wood style worktops, composite sink unit and splash back tiling. A range of integrated appliances includes an electric oven, gas hob with stainless steel extractor, dishwasher, fridge freezer and washer/Dryer. With vinyl flooring, radiator, under-stair storage cupboard, double glazed window and double doors opening to the rear garden.

LANDING

With radiator, airing cupboard and loft access.

BEDROOM 1

A double room with built-in wardrobe, radiator. Window to the front elevation.

EN-SUITE

With modern white suite, shower cubicle with shower over, glass screen, pedestal wash hand basin and low level wc, vinyl flooring, tiled splash back and window to side elevation.

BEDROOM 2

A further double bedroom with partial panelling, radiator, window to rear elevation.

BEDROOM 3

A lovely single room, with window to front elevation and radiator.

FAMILY BATHROOM

With modern white suite comprising, panelled bath, pedestal wash hand basin, low level wc, vinyl flooring, part tiled walls and window to rear elevation.

PARKING

The property comes with two parking spaces to the front. There is a footpath to the side of the property, giving gated access into the rear garden.

GARDEN

A secure south facing garden which is private, and offers a patio and decking area, to enjoy al fresco dining or a tranquil entertaining space.

TENURE

We understand that the property is freehold.

SERVICES

All main services are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is B

COUNCIL TAX BAND

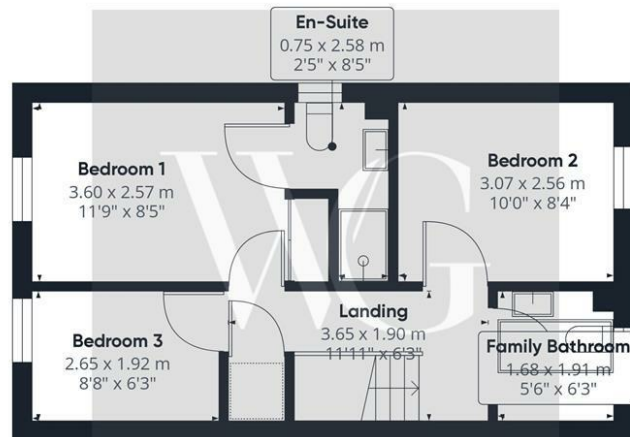
The council tax banding is B







Floor 1



Floor 2

WG

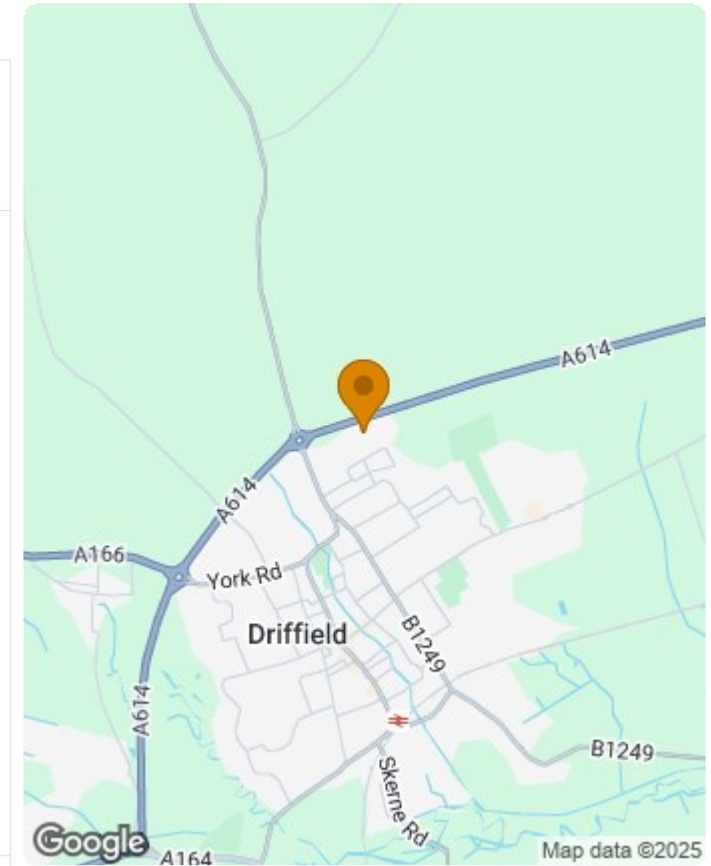
Approximate total area⁽¹⁾
70.24 m²
756.06 ft²

(1) Excluding balconies and terraces

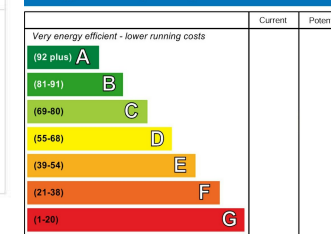
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



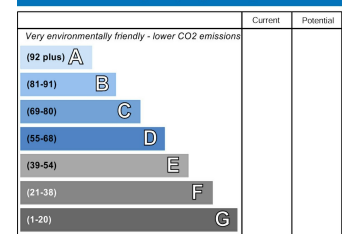
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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