



8 Nalton Drive, Driffield, YO25 5GE
£210,000

The Property Perspective

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PROPERTY
PERSPECTIVE

We are delighted to offer for sale this impressive semi detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2020 the property still benefits from over 3 years remaining of its New Home Structural Warranty.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors leading to the rear garden, fitted wardrobes to bedrooms 1 & 2 plus an EV charging point. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens with patio and lawns. There is driveway parking plus an EV charging point.

Tenure - Freehold
Estate Management Fee - £200 pa.
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring. Access to store.

Lounge 16'3" x 10'2" (4.96m x 3.10m)

A light dual aspect room with carpets and blinds.

Dining Kitchen 16'2"(max) x 10'4"(max) (4.94m(max) x 3.16m(max))

A light dual aspect room having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus glass splash back. With integrated oven, hob, hood, fridge freezer, washing machine and dishwasher. With fitted flooring and French doors leading to the rear garden.

WC 6'3" x 2'11" (1.93m x 0.90m)

Having contemporary white sanitary ware with tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'11"(max) x 12'9"(max) (4.26m(max) x 3.91m(max))

Having fitted wardrobes, carpets and blinds.

En Suite 6'7"(max) x 4'8"(max) (2.03m(max) x 1.43m(max))

Having contemporary white sanitary ware with tiling, vinyl floor and blinds.

Bedroom 2 13'3"(max) x 12'4"(max) (4.05m(max) x 3.77m(max))

A light dual aspect room with fitted wardrobes, carpets and blinds.

Bedroom 3 7'3" x 6'9" (2.22m x 2.08m)

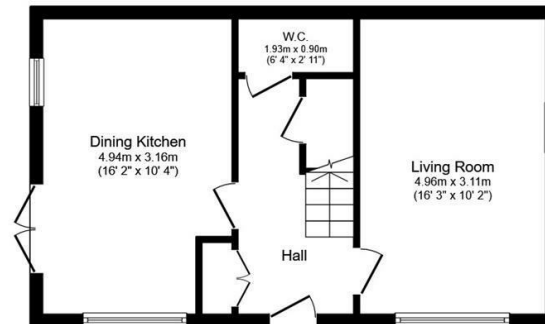
With carpets and blinds.

Bathroom 7'7"(max) x 6'2"(max) (2.33m(max) x 1.88m(max))

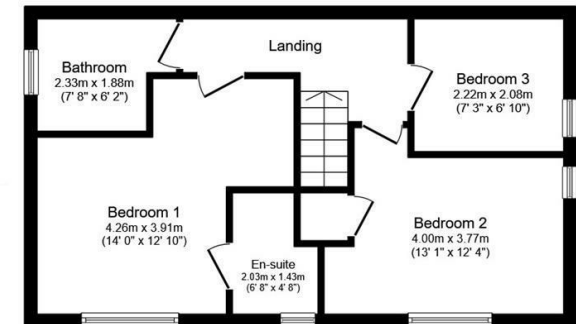
Having contemporary white sanitary ware with tiling and vinyl flooring.

EXTERNAL

The property benefits from well presented gardens with patio and lawns. There is driveway parking plus an EV charging point.



Ground Floor



First Floor

Total floor area: 84.9 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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