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**45 New Walk
Driffield
YO25 5LE**

**Double fronted semi-det house
3 Bedrooms
Side drive and garage**

**Attractive garden to rear
Central Heating
Double Glazing**

**Asking Price Of:
£170,000**



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45 New Walk

Driffield

YO25 5LE



This is a super semi-detached house which forms part of the older part of this popular residential development which is conveniently situated for access to the town.

The property was constructed by G P Atkin Limited and includes 3 bedrooms together with 2 reception rooms plus, has the benefit of a side drive and single brick garage to the rear. The rear garden itself is a sheer joy, which includes small patio area, giving way to an attractive expanse of lawn and gates across the drive provide excellent privacy and security.

This is a property to consider in comparison to a brand new home, which often are smaller and more remote to the town centre.

DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

FRONT ENTRANCE PORCH

DINING ROOM

13' 6" x 8' 9" (4.12m x 2.67m)

A superb reception hall and dining room with staircase leading off. Double panelled radiator and coved ceiling.



THROUGH LOUNGE

17' 10" x 9' 9" (5.44m x 2.99m)

With attractive feature log burning stove within a brick fireplace, having a timber over mantel. Rear facing patio doors and coved ceiling.



KITCHEN

13' 5" x 8' 8" (4.1m x 2.66m)

A well fitted modern kitchen including circular stainless steel sink with base cupboard beneath together with a range of base and wall mounted cupboards.

Integrated wine rack, pull out spice/ingredient drawers, extractor. Space and plumbing for automatic washing machine. Door to the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

10' 4" x 9' 0" (3.17m x 2.75m)

Radiator. Built-in wardrobes.



BEDROOM 2

8' 2" x 9' 8" (2.51m x 2.97m)

Built-in wardrobes and radiator.



BEDROOM 3

6' 11" x 5' 9" (2.11m x 1.76m)

Built-in wardrobes, bed, base and storage. Radiator.



BATHROOM

Three-piece-suite comprising panelled bath with shower over, low level WC and wash and basin. Built-in storage cupboard.



OUTSIDE

The property stands back from the road behind its own front garden. A side drive provides plenty of off-street parking and leads to a single garage. The drive is actually gated to provide additional privacy. The rear garden comprises a patio area plus attractive well maintained lawn and gives a good degree of privacy.



CENTRAL HEATING

The property benefits from a gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

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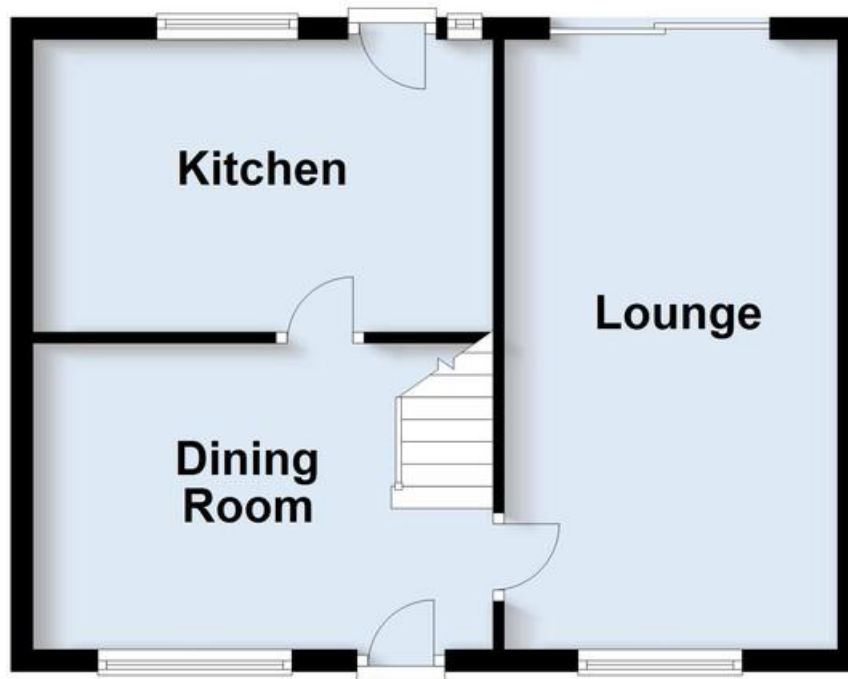
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VIEWING

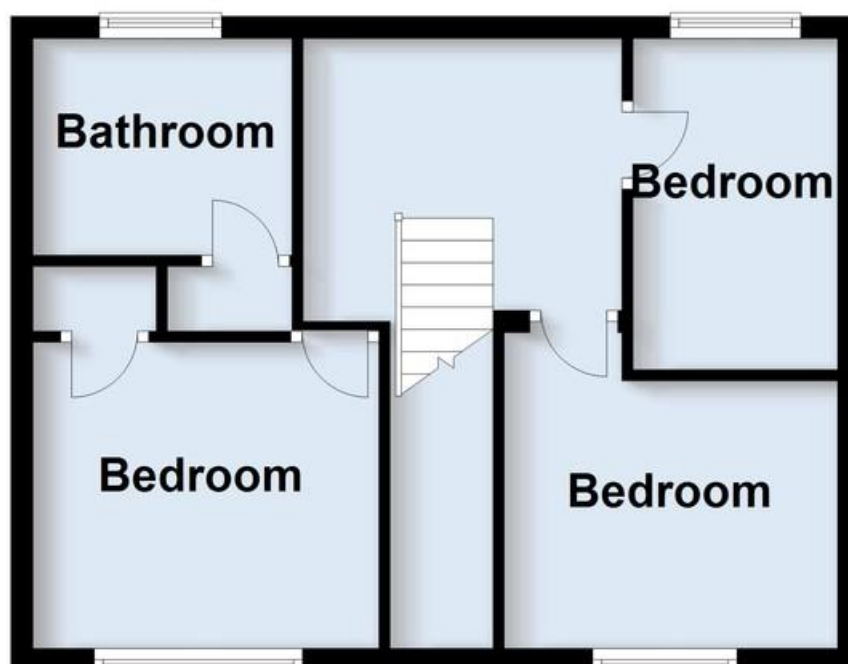
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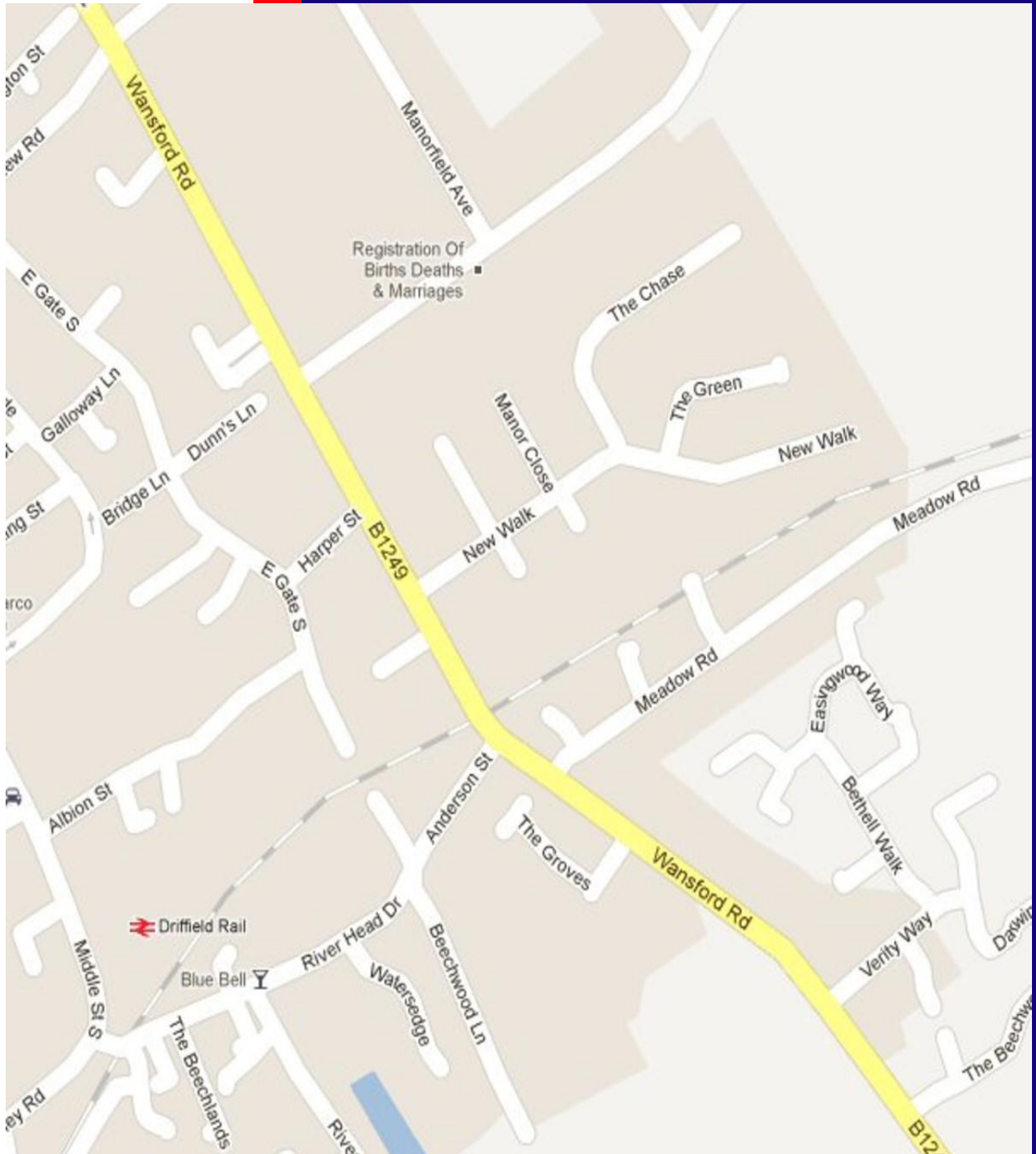
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Ground Floor



First Floor





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