



## New Walk, Driffield, YO25 5LE

- Semi-Detached Property
- Open Plan Kitchen/Diner/Lounge
- Recently Refurbished
- Off-Road Parking
- Two Bedrooms
- Downstairs W/C
- Rear Garden
- Excellent Location

**Asking Price £180,000**



# 50 New Walk, Driffield, YO25 5LE

## DESCRIPTION

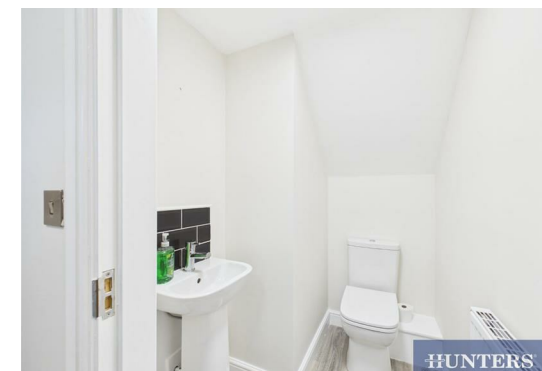
This beautifully refurbished home is ready to move straight into, making it an ideal first-time purchase or an excellent investment opportunity, perfectly positioned in a highly sought-after location.

Upon entering the property, you are welcomed by a bright entrance hall leading through to a modern open-plan kitchen/lounge/diner. This impressive living space is flooded with natural light and offers ample room for both comfortable seating and a dining area, making it perfect for everyday living and entertaining. The stylish, neutral kitchen is fitted with integrated appliances and benefits from double doors opening out to the rear garden, seamlessly blending indoor and outdoor living. The ground floor is completed by a convenient W/C.

Upstairs, there are two bright and airy bedrooms, both offering versatile space and providing a blank canvas ready to be personalised to suit your own style. Then into the contemporary family bathroom, fitted with a modern three-piece suite including a bath with shower over and sleek tiled walls.

Externally, the property boasts a generous enclosed rear garden, offering plenty of potential to make it your own, along with a patio area ideal for relaxing or enjoying time outdoors. To the front, there is the added benefit of off-road parking.

Situated in the popular residential area of New Walk in Driffield, the property enjoys a peaceful setting while remaining conveniently close to a range of local amenities, schools, and transport links. Driffield is a charming market town known for its welcoming community, excellent local shops, and regular markets, as well as good road and rail connections to surrounding towns. Schedule a viewing today!





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### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**HUNTERS**

#### Approximate total area<sup>(1)</sup>

659 ft<sup>2</sup>  
61.2 m<sup>2</sup>

#### Reduced headroom

2 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

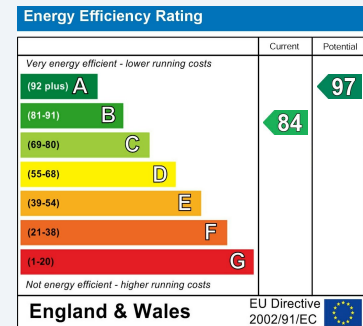
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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