



**Dalton Fields, New Road Brandesburton, Driffield, YO25 8RX**

**Prices From £220,000**



# New Road, Driffield

## DESCRIPTION

\*\* Brand New Development – 15 High-Spec Homes in Brandesburton | Built by Wold Top Developments LTD\*\*

A fantastic opportunity to reserve a brand-new home in the sought-after East Yorkshire village of Brandesburton. Located on New Road, this exclusive development of just 15 homes offers a carefully planned mix of property types, each built to a high specification by trusted local developer Wold Top Developments LTD.

Available homes include:

- 4 x Two Bedroom Semi-Detached Houses
- 4 x Three Bedroom Detached Houses
- 2 x Four Bedroom Detached Houses
- 2 x Two Bedroom Semi-Detached Dormer Bungalows
- 3 x Three Bedroom Detached Dormer Bungalows

All homes will include:

- \* High-quality kitchens and bathrooms
- \* Stylish finishes throughout
- \* Energy-efficient construction
- \* Private gardens and driveway parking

Local Amenities:

Brandesburton is a thriving village offering a wide range of amenities, including:

- \* A highly regarded primary school
- \* Two welcoming pubs
- \* A popular Italian restaurant
- \* Traditional fish & chip shop
- \* Local convenience stores, bakery, and post office

- 15 High Specification Homes
- Choice of 2, 3 & 4 bedroom houses and bungalows
- Stylish kitchens and bathrooms with quality fixtures throughout
- Built by trusted local developer Wold Top Developments Ltd
- Private gardens, driveways, and selected plots with garages
- Energy-efficient construction and contemporary finishes
- Walking distance to village amenities, school, pubs & restaurants
- Easy access to Beverley, Hornsea, Driffield and Hull
- Perfect for families, downsizers, and early movers – reservations now being taken!
- 10-year new build warranty included for complete peace of mind







**HOUSE TYPE KEY**

- House Type A (2 Bedroom)**  
Plots 3, 4, 5, 6
- House Type B (3 Bedroom)**  
Plots 1, 2, 14, 15
- House Type C (4 Bedroom)**  
Plots 9 & 10
- Dormer Bungalow Type D (semi) (2 Bedroom)** Plots 7 & 8
- Dormer Bung Type E (det) (3 Bedroom)** Plots 11, 12, 13



## 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

01262 674252

27 Quay Road, Bridlington, YO15 2AR

bridlington@hunters.com