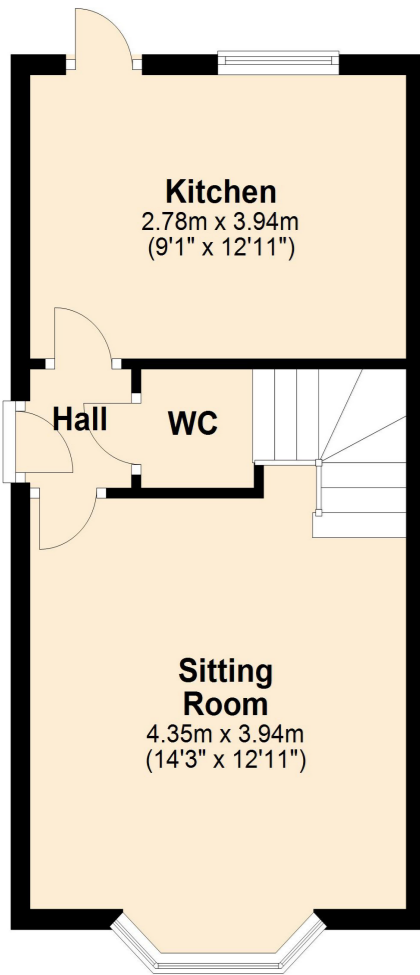
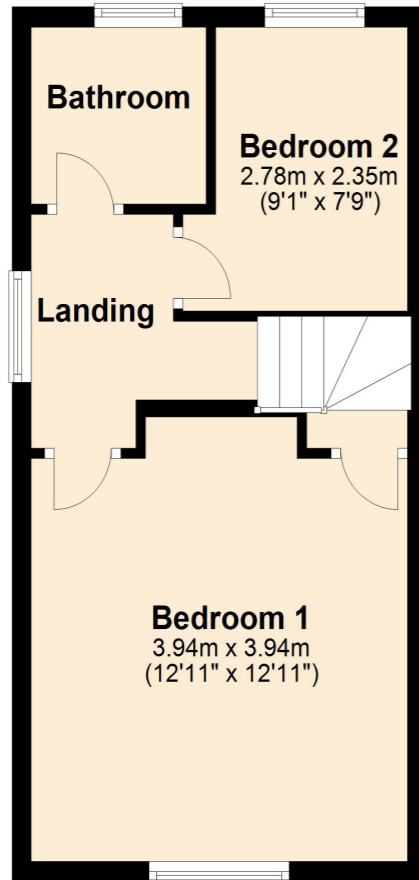


**Ground Floor**



**First Floor**



Total area: approx. 64.5 sq. metres (694.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**SERVICES**  
All mains services are connected to the property.

**TENURE**  
The property is held under freehold title.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'B'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



**Offers in excess of  
£155,000**

**3 West End Gardens,  
Nafferton**



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





**THE ACCOMMODATION COMPRISES:**

**GROUND FLOOR**

**ENTRANCE HALL**

With laminate flooring, smoke and carbon monoxide detectors and coving to the ceiling.

**WC**

Fitted with a two piece suite comprising low level WC, wash hand basin, radiator and extractor fan.

**KITCHEN/DINER**

Fitted with a range of base, wall and drawer units having work top space over, tiled splash backs, stainless steel sink with mixer tap, fitted electric oven with four ring gas hob and extractor hood over, space and plumbing for a washing machine and dishwasher, wall mounted gas combination boiler, radiator, tile effect laminate flooring, inset spotlights and coving to the ceiling.

**SITTING ROOM**

With electric fire set in an Adams style surround with marble inlay and hearth, TV and telephone point, laminate flooring, radiator, coving to the ceiling, thermostat for the central heating and staircase leading off.

**FIRST FLOOR**

**LANDING**

Radiator, smoke and carbon monoxide detector.

**BEDROOM ONE**

With radiator and over stairs storage cupboard.

**BEDROOM TWO**

Radiator and access to the loft space.

**BATHROOM**

Fitted with a three piece suite in white comprising panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, radiator, shaver point and fully tiled walls and floor.



**OUTSIDE**

To the front of the property is an open plan area of lawned garden and a block paved driveway providing off street parking for several vehicles which leads to the detached single garage.

The rear garden is designed for low maintenance with a paved and gravelled patio area surrounded by raised beds.

**HEATING AND INSULATION**

A new boiler was fitted in 2019 with a 10 year warranty.

# 3 West End Gardens, Nafferton, YO25 4QE

**DESCRIPTION**

An immaculately presented semi detached house which is being offered to the market with the convenience of no onward chain. The two bedroom property stands within a quiet cul de sac location in the popular village of Nafferton and comprises the following accommodation; Entrance hall, WC, kitchen/diner, spacious sitting room, two bedrooms, bathroom, gas central heating and double glazing. Externally there is a detached single garage, front and rear gardens. A great property which would suit a variety of purchasers.

**LOCATION**

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Beverley, Driffield, Hull, Bridlington and Scarborough. The village has a good range of facilities including Post Office and convenience store, fish and chip shop, public houses and Beacon status primary school together with a thriving sports club and Doctors surgery.

