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**Forge House, 3 Anvil Garth
Nafferton
YO25 4HA**

Exclusive cul-de-sac setting Enclosed garden
Spacious living accommodation Beautifully appointed
Off street parking and garage Fabulous kitchen with appliances

**Asking Price Of:
£250,000**



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Forge House, 3 Anvil Garth

Nafferton
YO25 4HA



A most individual modern residence set within an exclusive cul-de-sac, which forms part of this popular village and is certainly something a little bit special. Ideal for those buyers who require modern accommodation in a delightful setting yet who don't want to compromise on living space, the accommodation includes superbly appointed lounge with dining room leading off which could equally be utilised as a study or even third bedroom, if required. The kitchen is extensively fitted and comes complete with a range of integrated appliances whilst on the first floor are two large bedrooms, one having an ensuite plus house bathroom.

The property was constructed by renowned local developer John Duggleby Homes and completed to a high standard. This has been further enhanced by the vendor and an early inspection is thoroughly recommended.

NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

ENTRANCE HALL

CLOAKROOM WC

With low-level suite comprising WC and vanity wash basin. Radiator.

LOUNGE

12' 2" x 19' 1" (03.73m x 05.82m)

A light, rear facing room overlooking the garden featuring bifold doors opening out onto the patio, range of attractive cottage style oak doors leading off plus 180° turn staircase to the first floor.



DINING ROOM

8' 7" x 9' 0" (2.64m x 2.75m)

Again, rear facing with views onto the garden. Could be used as a study or occasional bedroom if required.



KITCHEN

10' 8" x 8' 3" (3.27m x 2.53m)

Extensively fitted with a modern kitchen featuring gloss fronted kitchen units and a range of integrated appliances including electric oven, microwave, induction hob and extractor canopy over. Integrated dishwasher and washing machine plus fridge freezer. In summary, this is a delightful space which is well equipped for modern living.



LANDING

With large built in linen cupboard housing hot water cylinder. Large built-in storage cupboard.

BEDROOM 1

10' 7" x 13' 4" (3.25m x 4.08m)

A delightful front facing room, radiator.

ENSUITE

Being well fitted with a wall hung vanity wash basin, low-level WC and shower enclosure housing a mixer shower. Chrome heated towel rail.



BEDROOM 2

8' 7" x 18' 11" (2.64m x 5.77m)

A most spacious guest bedroom with ample space for wardrobes or to be used as a dressing area, radiator.



BATHROOM

Beautifully fitted suite featuring deep bath with shower attachment over, low-level WC and vanity wash basin. Separate quadrant style shower enclosure with mixer shower. Chrome heated towel rail.



OUTSIDE

The property is delightfully located forming part of an exclusive cul-de-sac development of only a handful of properties. There is parking to the front and an integrated single garage. The house itself is setback from the drive by a lawned garden with side planted beds. To the rear of the property is an enclosed garden featuring lawn with decked area.



CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

NOTE

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. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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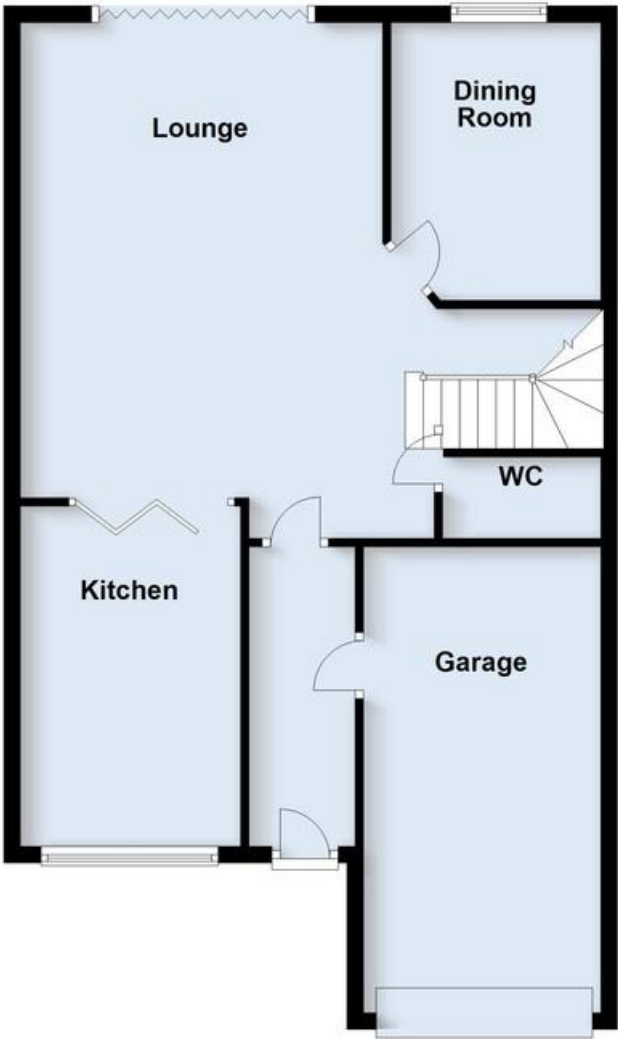
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VIEWING

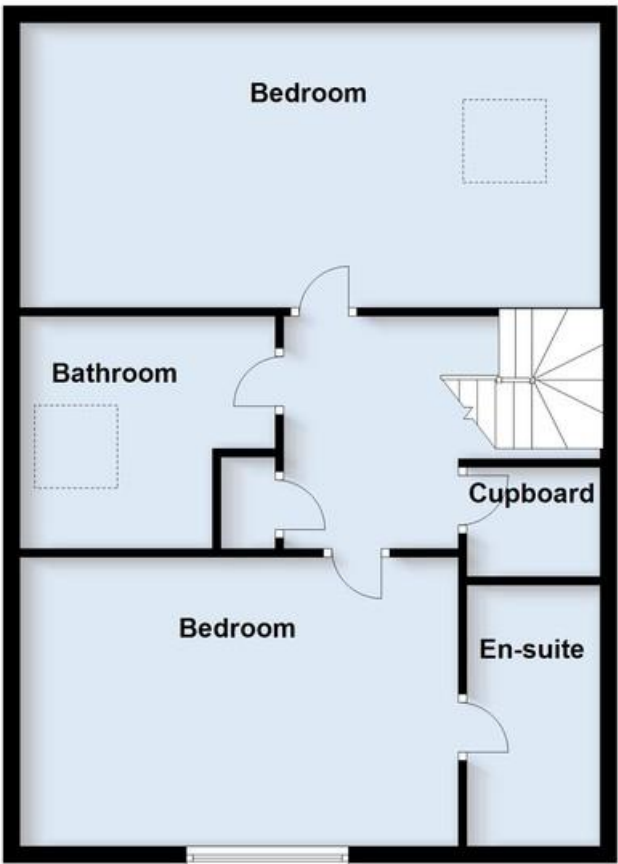
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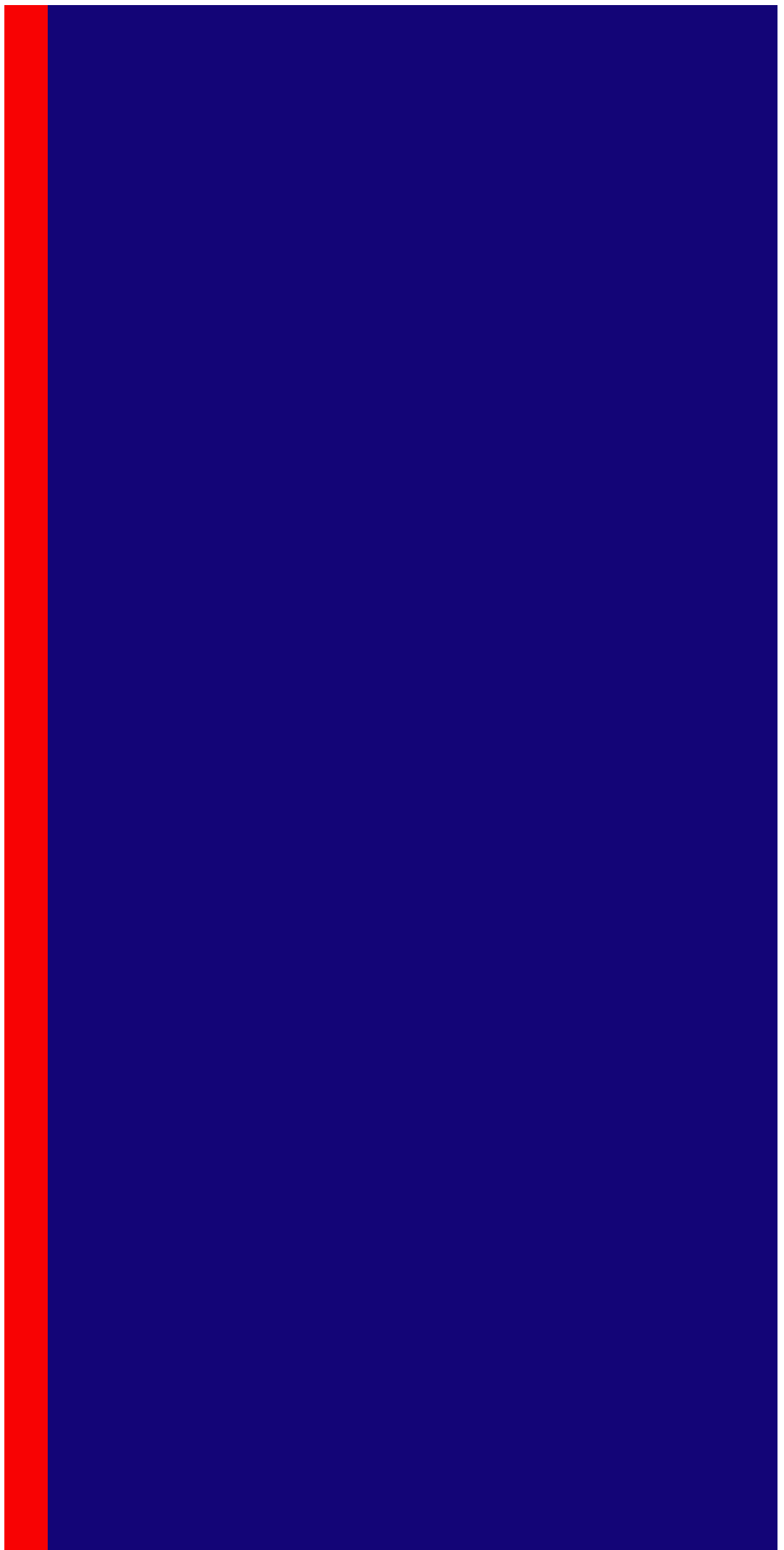
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Ground Floor



First Floor





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