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St Francis
25B High Street, Nafferton
YO25 4JR

Outstanding character home
Central village location
Ground floor accommodation

Three Bedrooms
Courtyard garden
Parking

Asking Price:
£245,000



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PROPERTY PROFESSIONALS SINCE 1891

St Francis

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Situated at the heart of this popular village, this is a rare opportunity to purchase a most individual building, steeped in history, once being the village school and now offering generously proportioned accommodation including three bedrooms, all on the ground floor. A particular feature of the property is the enclosed rear courtyard style garden which provides extreme privacy and simply, is a delight to behold. Having been subject to an extensive program of modernisation and improvement, the accommodation itself includes spacious breakfast kitchen, delightful lounge and well fitted bathroom. The entrance itself is a delightful focal point and there are also three bedrooms. There is off-street parking to the rear.

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.

A covered Entrance leads into:

ENTRANCE HALL

A delightful spacious, entrance hall with exposed timber flooring and large enough to accommodate various items of furniture including seating. Radiator.

LOUNGE

15' 6" x 13' 6" (4.73m x 4.12m)

A delightfully spacious room with dual front facing windows and feature fireplace. Exposed timber flooring, radiator and coving to ceiling.



BREAKFAST KITCHEN 13' 6" x 10' 11" (4.12m x 3.35m)

Extensively fitted along three walls including a modern range of kitchen cupboards featuring Shaker style doors finished in cream including base, drawer and wall mounted cupboards, integrated appliances include electric oven plus gas hob with stainless steel extractor canopy over, space and plumbing for automatic washing machine, inset one and a half bowl sink with single drainer and mixer tap. Radiator.



BATHROOM Fitted modern suite featuring panelled bath with plumbed in shower over and glass side screen, low-level WC and pedestal wash basin. Fully tiled around the bath with half tiling elsewhere. Radiator.



BEDROOM 1 16' 9" x 10' 2" (5.11m x 3.12m)
With front facing windows, radiator.



BEDROOM 2 9' 10" x 8' 1" (3m x 2.48m)
Radiator and exposed timber floor.



BEDROOM 3
12' 5" x 6' 9" (3.8m x 2.08m)
Radiator and exposed timber floor.



OUTSIDE
The property is built flush to High Street. There is a gravel drive over which St Francis has a right of access. To the rear, is a parking area. The parking area is used by several properties.

Also to the rear is an enclosed expanse of patio/courtyard style garden, finished with limestone flags within an attractive fenced boundary.



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 uPVC 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 C.

ENERGY PERFORMANCE CERTIFICATE

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

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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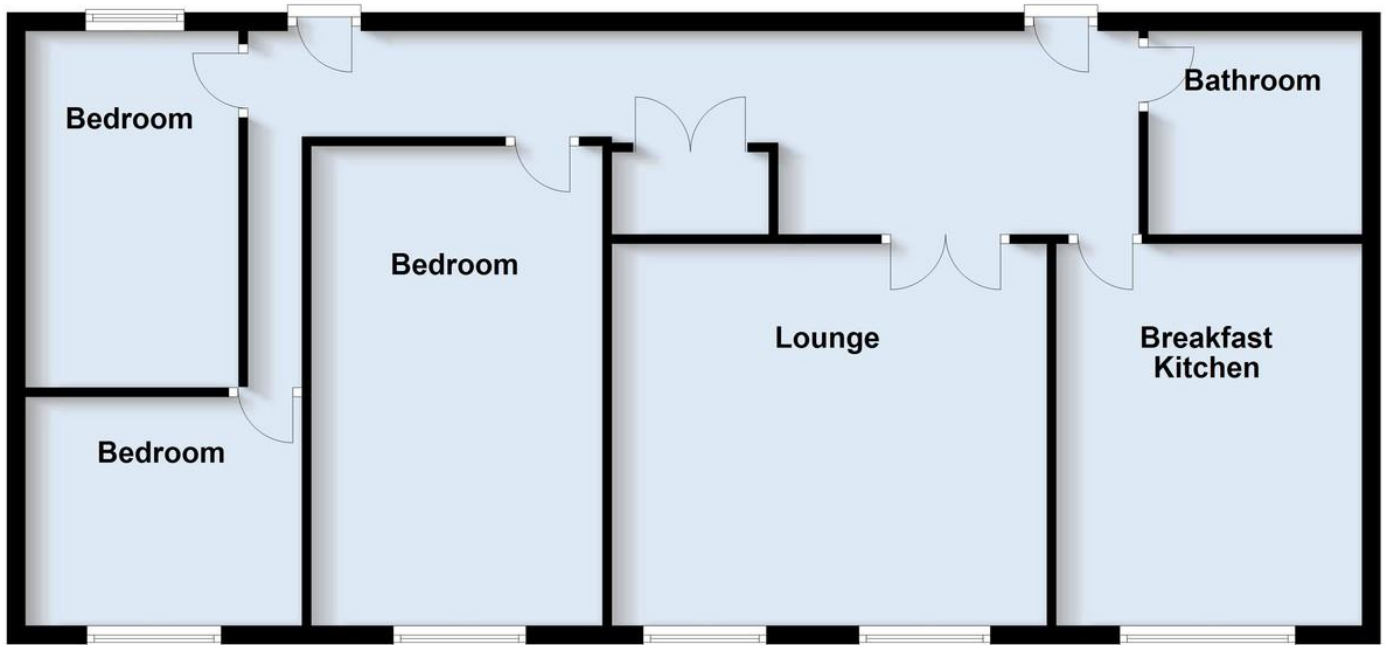
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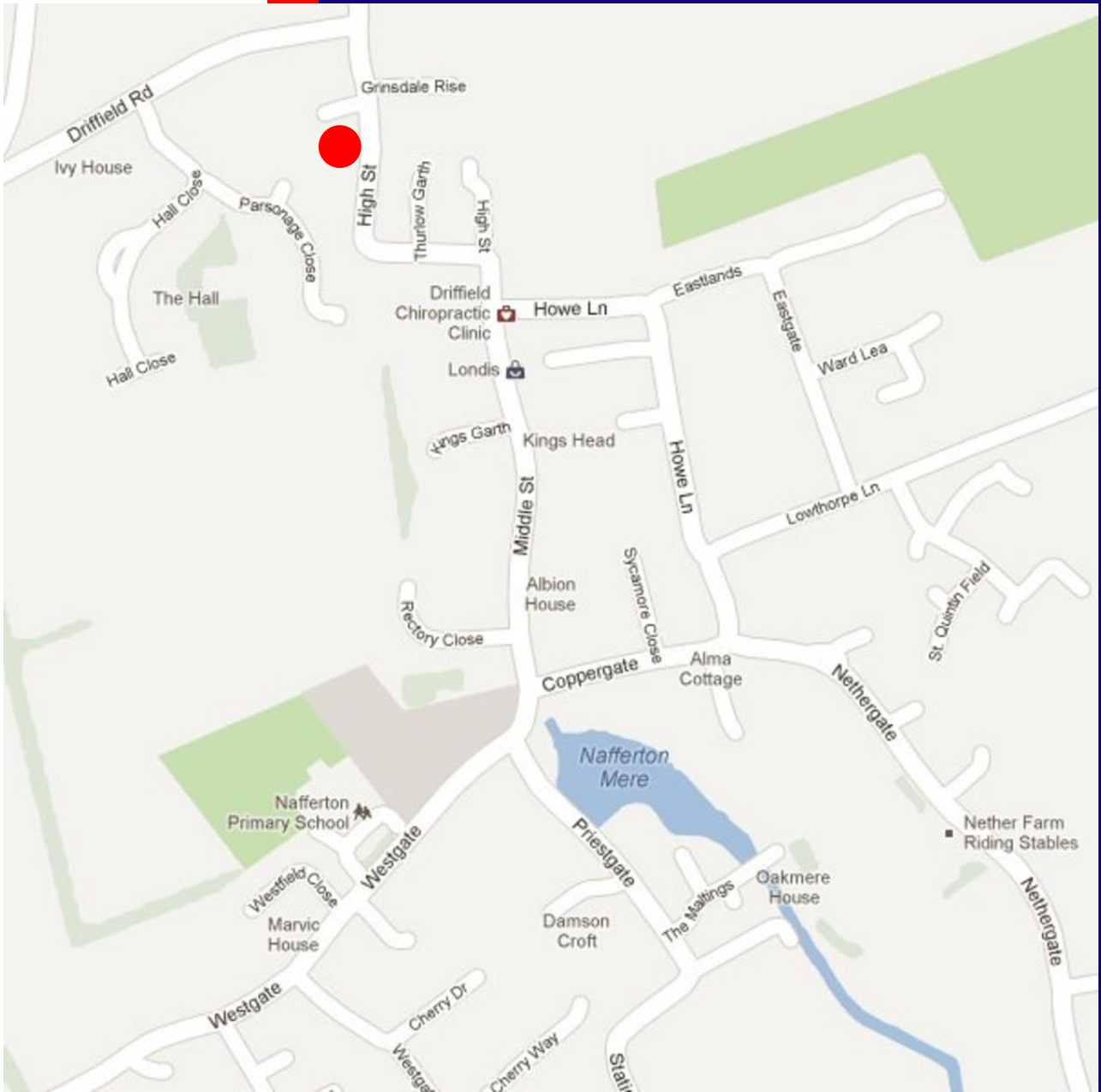
VIEWING

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Ground Floor







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