



**Jubilee Close  
Driffield, East Yorkshire YO25 4AH**

**Guide price £260,000**

2 Jubilee Close demonstrates what true craftsmanship can do to breathe new life into a time-worn building. This home benefits from luxurious, modern living, whilst retaining all the character of a period property. With its light and spacious living area to the ground floor, south-facing garden with views of the church and four ample bedrooms to the first floor, this home leaves little to be desired.

In brief, the property comprises: sheltered passage to entrance hall, utility room, kitchen/ dining room, sitting room, master bedroom with en suite, three further bedrooms, bathroom and garden to the rear.

The village of Nafferton is blessed with many amenities such as:- a well-stocked shop/Post Office with banking facilities, three public houses and a fish and chip shop, to name but a few. Nafferton Primary School is highly regarded in the local area and is rated "Excellent" by Ofsted. There are also regular bus and train services to and from the village.

### ENTRANCE HALL

Door to side aspect, window to front aspect, stone floor, radiator with thermostatic valve, power points and stairs to first floor landing.

### UTILITY ROOM

Boiler, space for washing machine space for tumble dryer, hand wash basin with pedestal, extractor fan, radiator with thermostatic valve and power points.

### KITCHEN / DINING ROOM

15'8 x 14'2 (4.78m x 4.32m)

Windows to the front aspect, engineered wood flooring, range of wall and base units with solid wood work surfaces and tiled splashback, plumbed for dishwasher, sink and drainer unit, integrated fridge/ freezer, electric double oven, electric hob, extractor hood, central island unit with storage and seating, radiator with thermostatic valve, TV point and power points.

### SITTING ROOM

14'2 x 11'7 (4.32m x 3.53m)

Bi-Fold doors to rear aspect, engineered wood flooring, feature electric fireplace due to be installed, radiator with thermostatic valve, TV point and power points.

### FIRST FLOOR LANDING

Windows to front and rear aspects and radiator with thermostatic valve.

### BEDROOM ONE

14'6 x 11'8 (4.42m x 3.56m)

Windows to front and rear aspect, radiator with thermostatic valve, TV point and power points.

### EN SUITE

Opaque window to front aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, fully tiled walls, heated towel rail, shaver point and extractor fan.

### BEDROOM TWO

10'11 x 7'9 (3.33m x 2.36m)

Window to rear aspect, radiator with thermostatic valve, TV point and power points.

### BEDROOM THREE

32'9"36'1" x 22'11"36'1" (10'11 x 7'11)

Window to rear aspect, radiator with thermostatic valve, TV point and power points.

### BEDROOM FOUR

8'2 x 7'9 (2.49m x 2.36m)

Window to rear aspect, loft access, radiator with thermostatic valve and power points.

### BATHROOM

Opaque window to front aspect, fully tiled walls and floor, 3 piece bathroom suite comprising of:- panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with vanity unit and extractor fan.

### GARDEN

South-facing garden set over two levels with mainly laid to lawn with plant and shrub borders, paved courtyard area, small pond, outside tap, outside lights and side entrance.

### PARKING

Allocated parking for 3 vehicles.

### EPC RATING

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### SERVICES

### TENURE

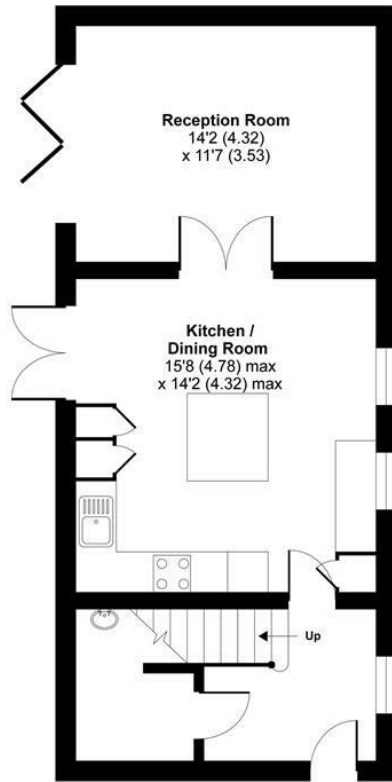
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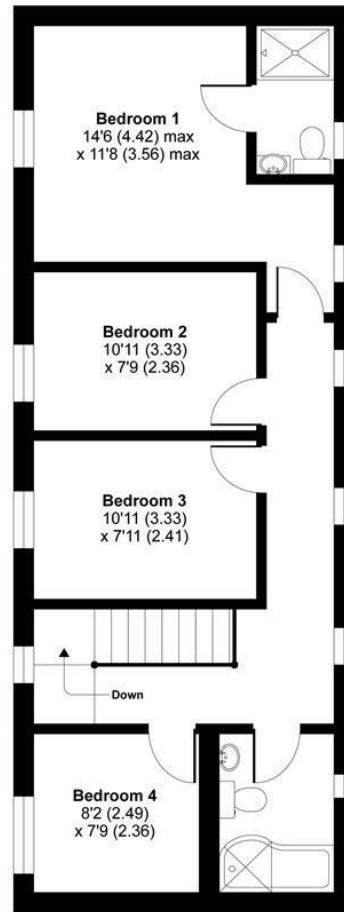
# Jubilee Close, Nafferton, Driffield, YO25

Approximate Area = 1173 sq ft / 108.9 sq m

For identification only - Not to scale



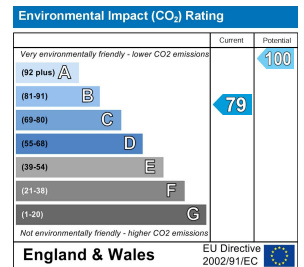
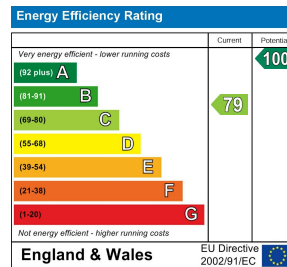
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Willowgreen Estate Agents. REF: 738330



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