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**25 Nayfield Close  
Driffield  
YO25 6LS**

Established and popular setting  
Off-street parking  
Three bedrooms

Gas CH and DG  
Separate dining area  
Must be viewed!

**Asking Price Of:  
£150,000**



01377 253456

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# 25 Nayfield Close

Driffield

YO25 6LS



A well proportioned end terraced home located within a convenient setting ideal for access to the town centre. The property will have a wide appeal from first-time buyers through to families and even investors and offers three bedroom accommodation together with lounge and separate dining area. A particular feature of the property is the vehicular access and private parking to the rear. Gardens are predominantly to the front of the property, however, there is an attractive paved patio to the rear plus shed.

## DRIFFIELD

Driffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Driffield's Annual Agricultural Show is reputedly the largest one-day show in the country.

A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

## ENTRANCE HALL

With staircase leading off, radiator.

## LOUNGE

12' 6" x 11' 4" (3.83m x 3.47m)

A most attractive front facing room with bay window onto Eastgate South and chimney breast with inset niche and provision for an electric fire. Double panelled radiator. Opening into:



## DINING ROOM

10' 2" x 8' 0" (3.1m x 2.45m)

With range of storage along one wall with sliding doors, double panelled radiator and built-in understairs storage cupboard.



## BATHROOM

With white suite comprising low level WC, bath and pedestal wash basin and fully tiled walls.

Chrome ladder style towel radiator and tile effect laminate floor.

## KITCHEN

8' 9" x 9' 10" (2.69m x 3.13m)

Fitted range of kitchen units including base and wall mounted cupboards along with worktops, inset one and a half bowl sink with mixer tap, electric slot in cooker.

Space and plumbing for automatic washing machine, double panelled radiator.



## LANDING

### BEDROOM 1

12' 9" x 10' 11" (03.89m x 3.34m)

A front facing room with built in alcove cupboard and built-in cupboard over the stairwell, radiator.



### BEDROOM 2 10' 5" x 9' 3" (3.18m x 2.82m)

An attractive rear facing room with views onto Nayfield Close itself. Radiator.



### BEDROOM 3 6' 6" x 7' 0" (2m x 2.15m)

Radiator.



## OUTSIDE

The property stands on a corner plot with front walled boundary and lawned garden.



There is a block paved path around the property plus rear facing patio. There is vehicular access off Nayfield close plus useful shed.

### **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 A.

### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property is 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.

### **WHAT'S YOURS WORTH?**

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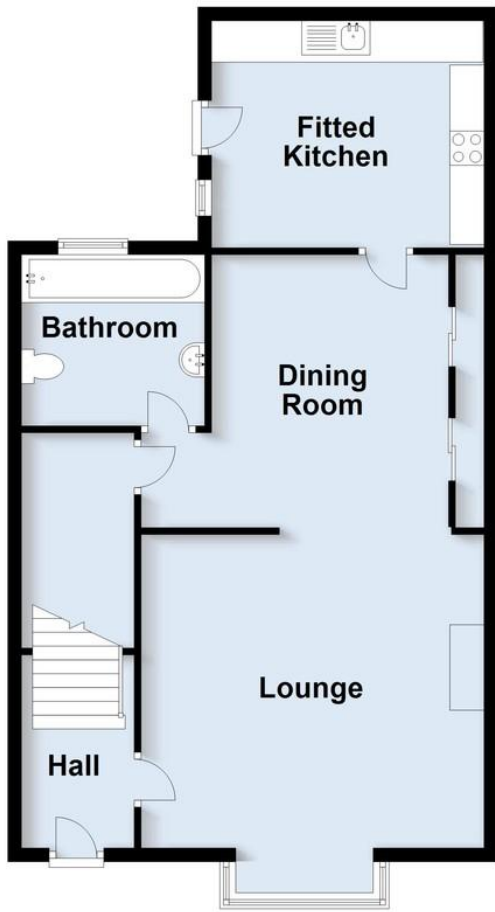
\*by any local agent offering the same level of service.

### **VIEWING**

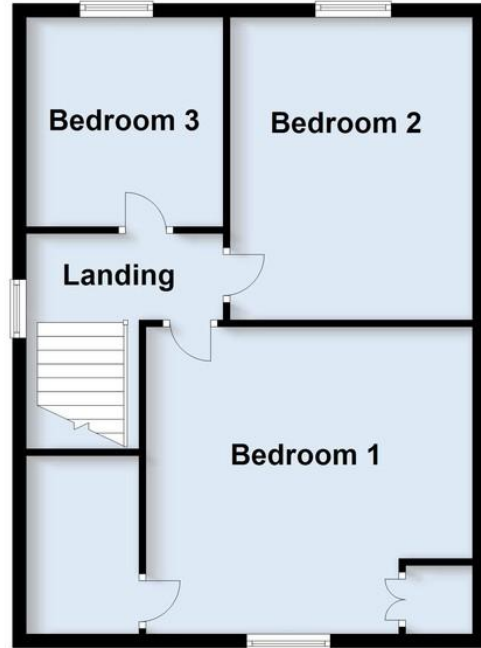
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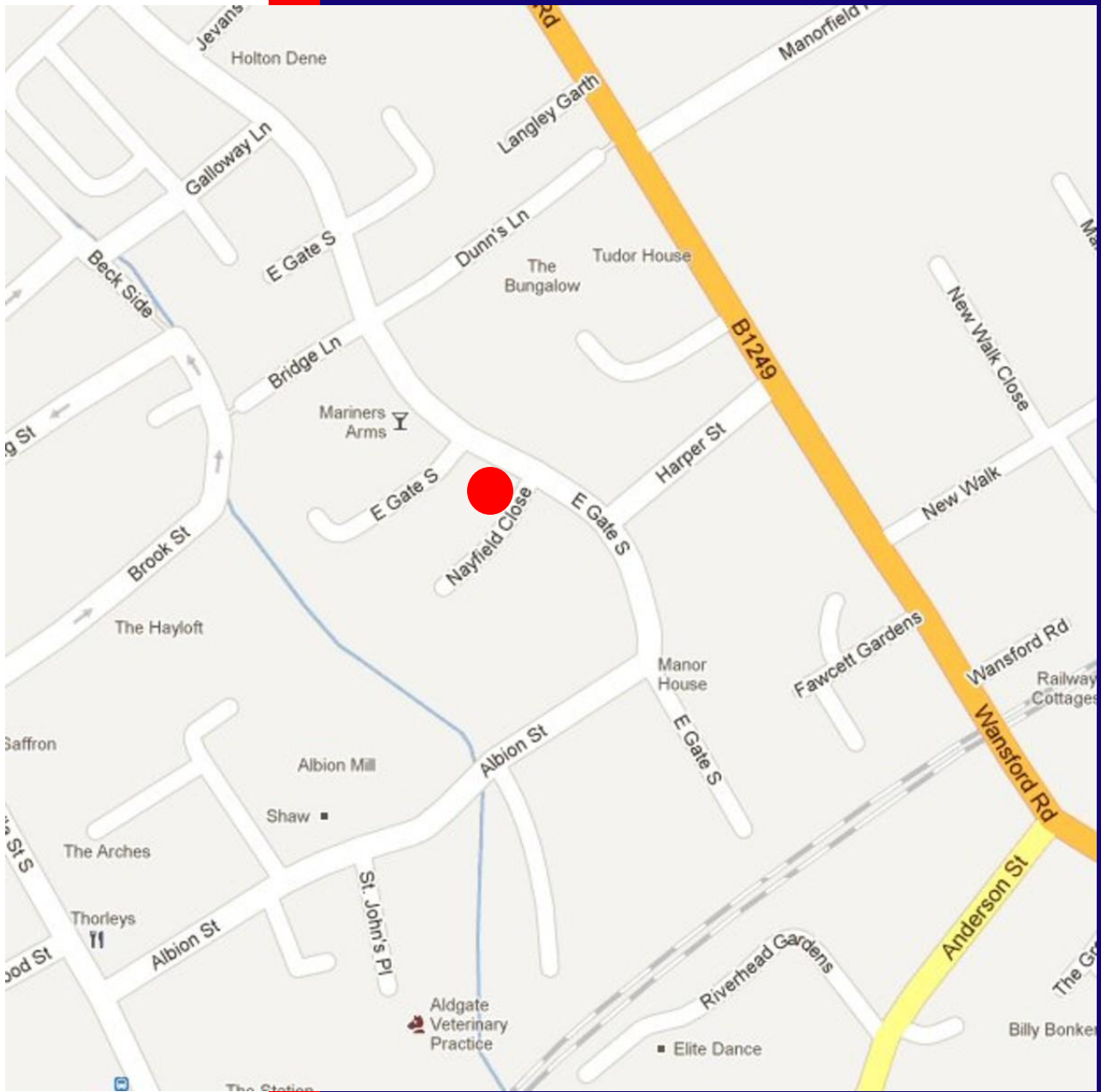
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## Ground Floor



## First Floor





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