



Ulllyotts
Chartered Surveyors

**27 North Street
Nafferton
YO25 4JW**

**Beautifully Appointed
3 bed detached house
Superb village location**

**Fabulous west facing rear garden
Garage and additional parking
Absolutely superb throughout!**

**Offers Over:
£250,000**



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ullyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

27 North Street Nafferton, YO25 4JW



This is a rare opportunity to purchase a delightful detached home within the popular village of Nafferton, which offers a superb landscaped west facing garden to the rear along with plenty of off-street parking. The accommodation itself includes attractive lounge plus open plan kitchen with day room, three first floor bedrooms and bathroom, all of the highest order.

A particular feature of the property is the plot which is relatively secluded from the main street and offers a quite superb area of west facing garden to the rear, which itself is seldom found in such a popular village. In addition to this, there is vehicular access to the rear and single garage plus shed and an additional area of garden which could be utilised as extra parking for the purpose of a van, motorhome, trailer etc.

THERE IS ALSO REAL POTENTIAL TO EXTEND THE ACCOMMODATION, IF REQUIRED, TO ENHANCE THE PROPERTY FURTHER.

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.

ACCOMMODATION

ENTRANCE HALL

With attractive tiled floor, stripped pine panelled doors leading off to both lounge and kitchen plus matching door to understairs cupboard.

One hundred and eighty degree staircase leading off with spindled balustrade.



LOUNGE

12' 0" x 10' 8" (3.68m x 3.27m)

With front facing bay window and double panelled radiator.

Recess for electric fire upon a stone hearth.



KITCHEN

11' 4" x 10' 4" (3.46m x 3.16m)

Extensively fitted along three walls with a range of modern kitchen units and featuring Shaker style doors finished in cream with pewter handles. Integrated electric hob with extractor canopy over and integrated electric oven. Integrated fridge freezer and integrated dishwasher, integrated washing machine, tiled floor.

Inset Belfast style sink with mixer tap. Attractive wood block worktop and exposed beamed feature.



Opening into:

DAY ROOM

12' 0" x 11' 10" (3.67m x 3.62m)

With French doors leading out onto the westerly facing garden. Feature brickwork chimney breast with recess suitable for a log burning stove and having a timber mantel over. Double panelled radiator and exposed beamed ceiling.



FIRST FLOOR

LANDING

With stripped pine panelled doors leading off.

BEDROOM 1

12' 2" x 11' 1" (3.72m x 3.40m)

A double bedroom enjoying attractive views over the west facing garden. Radiator.



BEDROOM 2

12' 2" x 11' 8" (3.71m x 3.58m)

A front facing double room with views onto North Street. Radiator.



BEDROOM 3 10' 2" x 5' 10" (3.11m x 1.78m)

With views over the rear garden. Radiator.



BATHROOM 6' 9" x 5' 4" (2.07m x 1.63m) With pedestal wash hand basin and panelled bath having an electric shower over. Half tiled walls with full tiling around the shower and heated towel rail.



SEPARATE WC With feature high cistern WC. Half panelled walls and tiled floor.



OUTSIDE

The property is set back from the road on an elevated plot behind a front garden and hedged boundary. To the rear of the property is a most attractive, enclosed expanse of westerly facing garden comprising various areas including timber decked area immediately to the rear of the property, patio and lawned areas with planted beds. There is an enclosed pond plus recreation area ideal for children.



A particular feature of the house is the off-street parking which is primarily to the rear and where there is a single garage with power and water supply. There is also a large shed/outbuilding.



In addition, there is a further area of, what is currently used as garden, suitable for growing vegetables, however, has the potential use to form additional parking or a hard standing area suitable for a caravan, motorhome, trailer etc., if required.



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?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

CENTRAL HEATING

The property benefits from an oil 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.

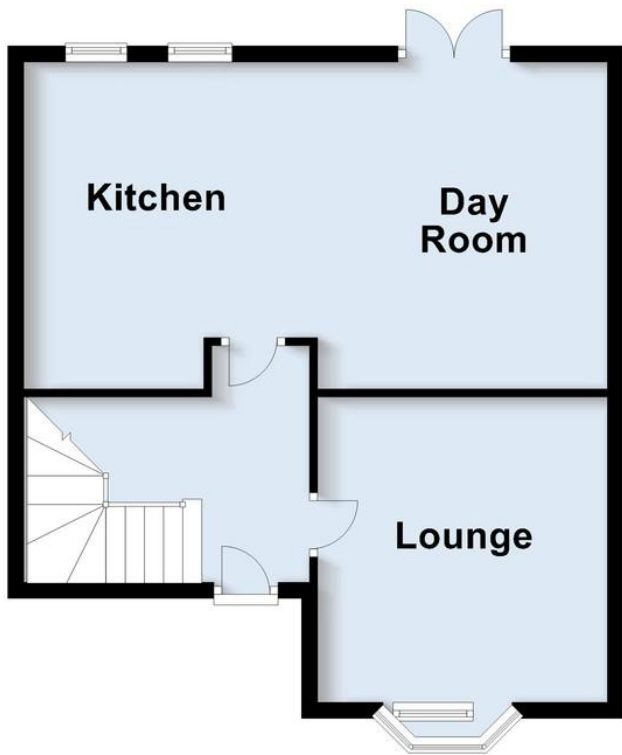
SERVICES

Mains water, electricity, telephone and drainage connected. Gas available in the village.

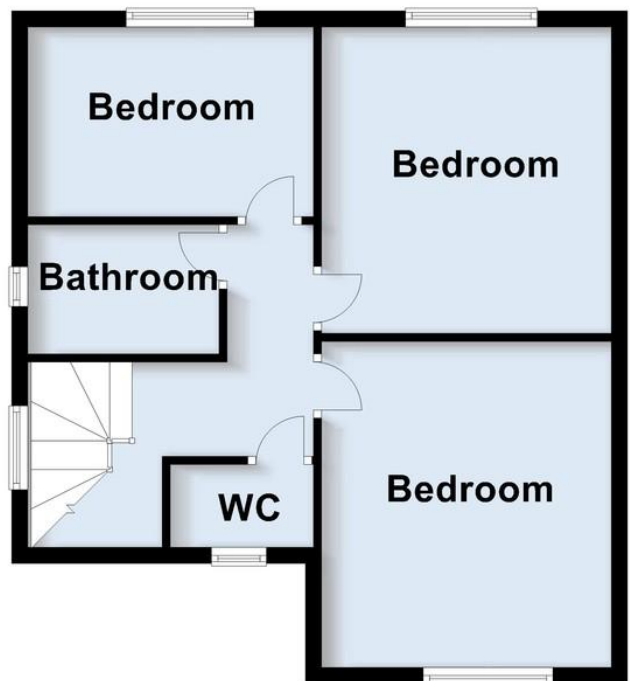
COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

Ground Floor



First Floor





64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com