



**Ulllyotts**  
Chartered Surveyors

**3 Hall Close  
Nafferton  
YO25 4JN**

Premier residential development  
Substantial accommodation  
Three bedrooms

Two reception rooms  
Generous off-street parking  
Popular village setting

**Offers In Excess Of:  
£320,000**



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## 3 Hall Close

Nafferton , YO25 4JN



### LOCATED WITHIN A PREMIER DEVELOPMENT

forming part of the popular village of Nafferton, this is a substantial bungalow on a generous plot offering tremendous scope. The accommodation already includes three bedrooms, as well as two main reception rooms along with conservatory and fitted kitchen plus, there is excellent off-street parking and further provision to create additional parking for extra vehicles such as caravans, motorhomes etc if required. The gardens are a true delight and these are front and rear with the rear benefitting from a tree lined boundary.

In short, bungalows of this quality in this location are seldom available and the sale of this property represents a rare opportunity to acquire what will make a truly delightful home.

### 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

A substantial entrance to the property being an 'L' shape and having a built-in storage cupboard. Radiator.

### LOUNGE

17' 11" x 16' 9" (5.47m x 5.11m)

A slight 'L' shaped room with front facing window and rear facing French doors leading into the dining room.

Traditional styled fire surround with fire in situ. Coved ceiling. Radiator.



### DINING ROOM

12' 3" x 9' 3" (3.75m x 2.84m)

With rear facing French doors leading out onto the garden and being open plan into:



## CONSERVATORY

15' 3" x 9' 7" (4.66m x 2.94m)

The perfect place to enjoy views of the garden and featuring dwarf brick walls plus ceramic tiled floor. Radiator.



## KITCHEN

14' 5" x 9' 10" (4.4m x 3.01m)

Extensively fitted with a range of kitchen units featuring base and wall mounted cupboards finished with traditionally styled doors in oak. Inset stainless steel sink with base cupboard beneath, space and plumbing for a dishwasher, space and provision for a slot-in electric cooker and further door leading into the conservatory.



## BEDROOM 1

11' 11" x 9' 0" (3.65m x 2.75m)

Fitted along one wall with a range of built-in wardrobes, rear facing window. Radiator.

## BEDROOM 2

10' 1" x 9' 10" (3.09m x 3.01m)

With front facing window. Radiator.



## BEDROOM 3

9' 10" x 5' 8" (3.0m x 1.74m)

With front facing window. Radiator.

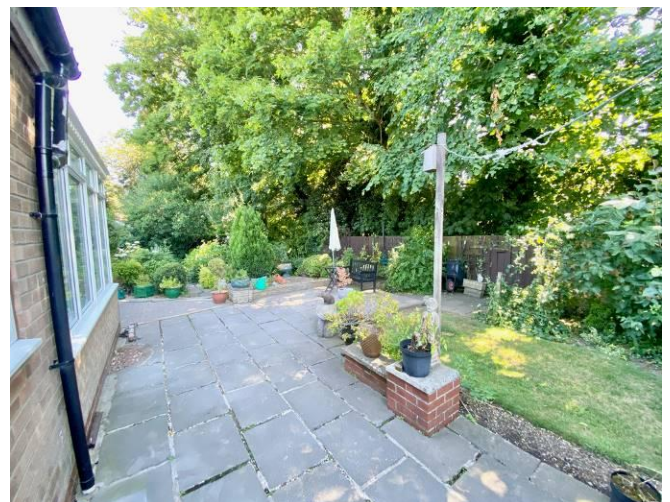
## BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low level WC. Radiator.

## OUTSIDE

The property stands back from the road behind an expanse of mature garden which is well planted and also features a shaped lawn. There is a concrete drive which leads to a single garage.

There is further provision to the side of the property to create additional vehicle parking for vehicles such as a motorhome, caravan etc.





Again, the rear of the property benefits from good sized gardens which are extensive and well planted with mature shrubs and trees. There is also a large area of patio immediately to the rear of the property, greenhouse and side beds.

### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as (TBC) square metres.

### **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.

### **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 is available on the internet. The property is currently rated band (TBC).

### **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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### **VIEWING**

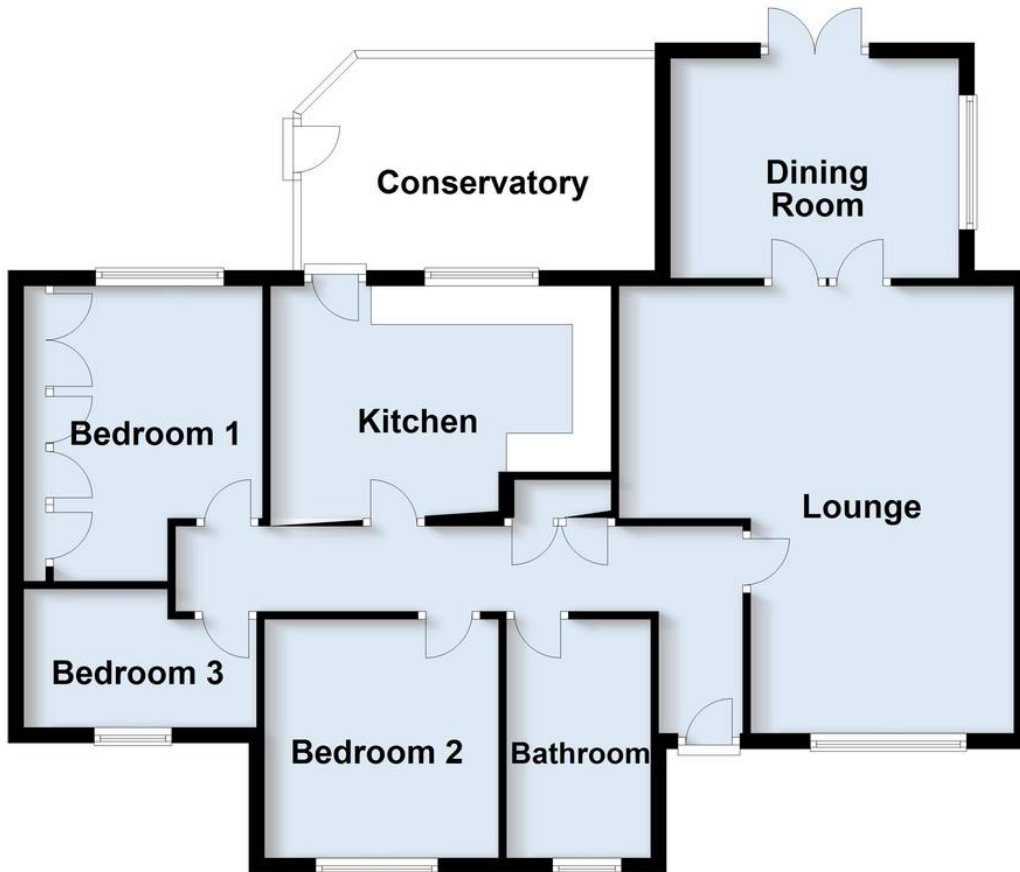
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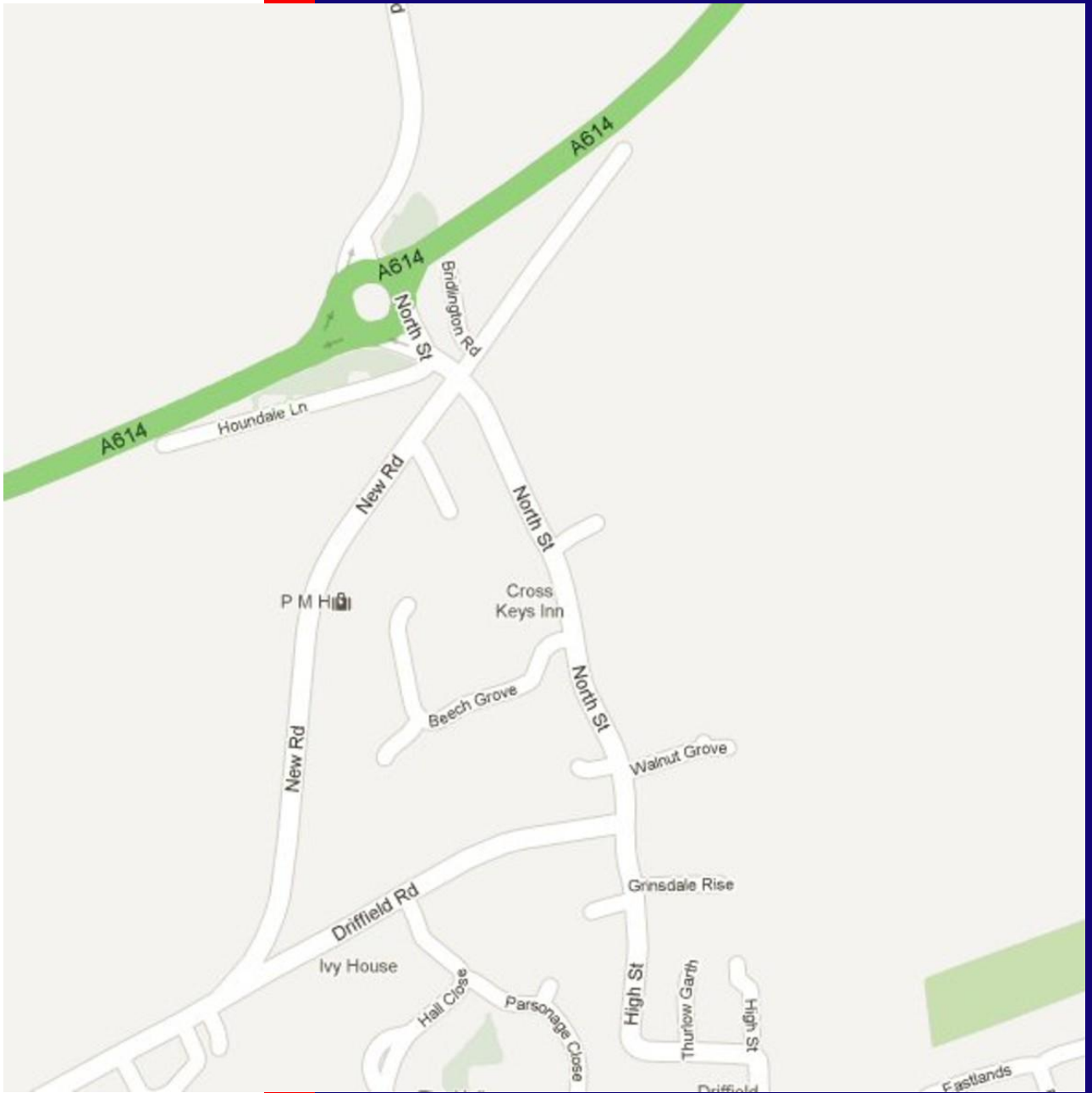
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## Approximately

( from EPC calculation, this may exclude conservatories )

### Ground Floor







**64 Middle Street South, Driffield, YO25 6QG**

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