



54 West End Falls,
Nafferton,
YO25 4QA

ASKING PRICE OF

£285,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Off Road
Parking



Gas Central Heating

54 West End Falls, Nafferton, YO25 4QA

A BRAND NEW detached bungalow forming part of an exclusive cul-de-sac development within the popular village of Nafferton. This is the FINAL PROPERTY AVAILABLE and it has been completed to an exceptional standard and is now ready for immediate occupancy. The accommodation includes a generously proportioned contemporary living space which comprises lounge and dining area plus open plan kitchen, master bedroom with en-suite, second bedroom, house bathroom and utility room.

A particular feature of the property is the rear facing living area which enjoys an aspect and access on to the enclosed rear garden.

In short, this is perhaps the ideal bungalow for those buyers who simply want a ready-to-move into home with the benefit and assurance of a 10 year NHBC Guarantee.

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 wood effect flooring. Radiator. Built in storage cupboard.

OPEN PLAN LOUNGE & DINING ROOM

18' 0" x 13' 1" (5.49m x 3.99m)

(Overall measurement) Having an attractive dual aspect with window to the side, and rear, overlooking the garden and also being open plan into the kitchen. Wood effect flooring and radiator.

KITCHEN

12' 0" x 10' 9" (3.68m x 3.28m)

Fitted with a range of contemporary kitchen units with worktops and range of appliances including oven, hob with extractor over, refrigerator and freezer plus dishwasher. French doors onto the rear garden and rear facing window.

UTILITY ROOM

5' 10" x 5' 5" (1.8m x 1.66m)

Fitted with a contemporary range of kitchen units and having a door to the exterior. Concealed gas fired boiler, space and plumbing for automatic washing machine.

BATHROOM

6' 9" x 6' 0" (2.07m x 1.84m)

Beautifully fitted with a contemporary suite comprising 'P' shaped shower bath with curved glass screen and shower over, low-level WC and pedestal wash basin. Fully tiled around the bath and half tiled elsewhere. Vinyl flooring.

BEDROOM 1

13' 1" x 12' 0" (3.99m x 3.68m)

Radiator, front facing window.

EN-SUITE SHOWER ROOM

With quadrant shower enclosure, wash basin and low level WC. Fully tiled walls, vinyl flooring and ladder style towel radiator.

BEDROOM 2



13' 1" x 9' 5" (3.99m x 2.89m)
Front facing window and radiator.

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 (to be confirmed).

OUTSIDE

The property stands back from the road behind an open plan lawned frontage. There is a drive which provides off street parking and also the enclosed rear garden which is predominantly lawned.

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 sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered

ENERGY PERFORMANCE CERTIFICATE

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

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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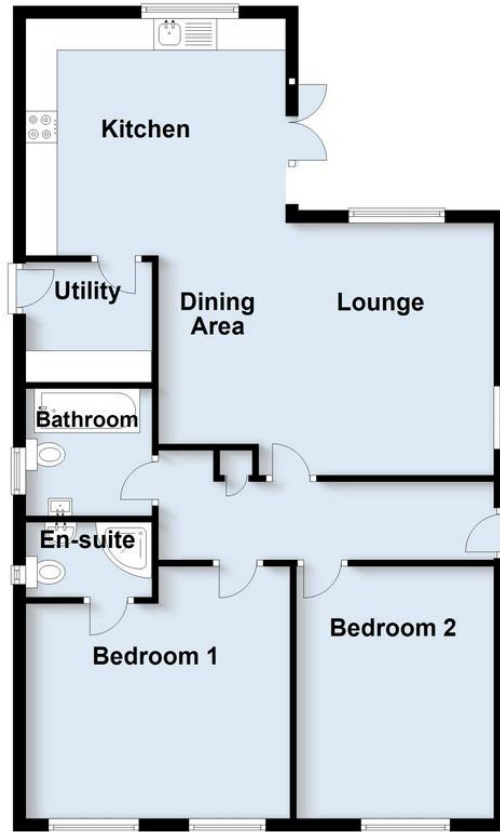
VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 856 sq ft

Ground Floor



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