



**Offers In Region  
£275,000**

**Park Villas, 1 Station Road,  
Nafferton, YO25 4LS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		

**SERVICES**

All connected to mains.

**TENURE**

The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**

Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE PORCH**

Door to the front aspect, coving, radiator and power points.

**LOUNGE- 4.51m (14'9) x 4.04m (13'3)**

Bay window to the front aspect, coving, laminated flooring, vertical radiator, TV point and power points.

**WET ROOM- 2.08m (6'10) x 1.73m (5'8)**

Fully tiled walls, low flush WC, sink with half pedestal and electric shower.

**LOUNGE/DINING ROOM- 3.66m (12') x 4.45m (14'7)**

Double doors to the rear leading to the garden, coving, gas stove, radiator, TV point and power points.

**DOWNSTAIRS WC**

Low flush WC, sink with half pedestal, radiator, lighting and power point.

**KITCHEN- 4.22m (13'10) x 3.00m (9'10)**

Windows to the side aspect, a range of wall and base units, integrated fridge and freezer, dishwasher, sink with drainer unit, gas hob, gas oven, extractor fan, extractor hood, laminated flooring, radiator and power points.

**SUNROOM- 4.37m (14'4) x 2.64m (8'8)**

Currently used as an Art room, there is double doors to the rear leading out on to the garden, picture rail, combi boiler, sink with drainer unit, space for washing machine, space for dryer, laminated flooring, radiator and power points.

**FIRST FLOOR LANDING- 5.87m (19'3) x 1.75m (5'9)**

Spacious first flooring landing which has window to the side aspect and stairs leading to the second floor.

To the bottom of the stairs there is also a vertical radiator.

**BEDROOM ONE- 3.18m (10'5) x 4.83m (15'10)**

Window to the rear aspect, coving, side lights, built in wardrobes, airing cupboard, radiator and power points.

**BEDROOM TWO- 3.66m (12') x 3.61m (11'10)**

Window to the front aspect, built in cupboard, radiator and power points.

**BEDROOM THREE- 3.43m (11'3) x 2.97m (9'9)**

Window to the rear and side aspect, radiator and power points.

**WC**

Opaque window to the side aspect, low flush WC and laminated flooring.

**BATHROOM- 1.95m (6'5) x 1.75m (5'9)**

Opaque window to the front aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, fully tiled shower cubicle with electric shower, laminated flooring and radiator.

**LOFT ROOM- 4.52m (14'10) x 6.45m (21'2)**

Exposed beams, radiator and power points.

**GARDEN**

Nice size garden full of countryside views, mainly laid to lawn with patio area covered by a canopy with spotlights, side access and large shed to the rear which has power and lighting.

**PARKING**

On street parking spaces to the front of the property which are not allocated.

# Park Villas, 1 Station Road Nafferton, YO25 4LS

**DESCRIPTION**

1 Station Road is a quirky and spacious end terrace property situated in the popular village of Nafferton. It boasts character and charm and offers lovely views to the rear. The living space is versatile with a wet room located on the ground floor and extra loft space to the second floor. It also has an added benefit of local amenities just being a short walk away. The property briefly comprises:- entrance porch, lounge, downstairs wash room, dining room/living space with understairs WC, large kitchen with sun room extension to the rear, stairs leading to first floor with three large bedrooms, family bathroom, separate WC, additional room space to the second floor which could be used as a separate bedroom, office space or storage, rear garden which over looks countryside views and off street parking.

**LOCATION**

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Beverley, Driffield, Hull and Bridlington. The village has a good range of facilities including convenience store with post office, fish and chip shop, hairdressers, public houses and Beacon status primary school together with a thriving sports club and Doctors surgery.

