



28 Priory Close  
Nafferton  
YO25 4AT

ASKING PRICE OF

**£215,000**

3 Bedroom Semi Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456



Off Road  
Parking



Gas Central Heating

## 28 Priory Close, Nafferton, YO25 4AT

A truly impressive home with delightfully presented accommodation arranged over three floors, ideal for a range of buyers. Along with the living space, a particular feature of this house is the rear garden which, being on a wedge shaped plot is much larger than most homes of this type. The main lounge faces the front and is bay fronted with feature fireplace, the contemporary kitchen has ample space for dining whilst the first floor features two of three bedrooms plus house bathroom. The master bedroom is on the uppermost floor including en-suite.

### DIRECTIONS

Upon entering Nafferton from Driffield, continue down the main street, eventually and you will eventually get to the village mere on the left and the church on the right hand side. Continue along this road (Priestgate) and onto station Road. Turn right onto the Nunings and Priory Close runs off here.

### 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 staircase to the first floor leading off.

### LOUNGE

15' 6" x 11' 9" (4.73m x 3.59m)

A beautifully appointed lounge with front facing bay window, feature fire surround with electric fire, in situ. Radiator and coved ceiling.

### BREAKFAST KITCHEN

15' 1" x 8' 2" (4.61m x 2.49m)

Fitted with a wealth of kitchen units, including base and wall mounted cupboards finished with glossy slaps style doors. Coordinating worktop and inset sink. Integrated electric oven and gas hob with extractor over. Space and plumbing for automatic washing machine space and provision for a dryer. There is also ample space for a breakfast table with French doors leading out onto the rear patio.

### CLOAKROOM WC

With low-level suite, comprising WC and wash basin.

### FIRST FLOOR

### LANDING

With built-in cupboard, housing, hot water cylinder.

### BEDROOM 2

12' 11" x 7' 0" (3.94m x 2.15m)

Dual windows to the rear elevation and built-in wardrobes with sliding doors along one wall. Radiator.

### BEDROOM 3

11' 5" x 7' 11" (3.49m x 2.42m)

With front facing window and radiator.

### SHOWER ROOM

With quadrant style shower enclosure and plumbed in mixer shower, low-level WC and vanity style wash basin. Part tiled walls with wet walling around the shower area, chrome heated towel radiator.

### LOBBY

With staircase leading off to the second floor.

### MASTER BEDROOM

13' 9" x 11' 9" (4.2m x 3.59m)

Most attractive master suite, comprising spacious bedroom area with sloping ceilings, radiator.



#### **EN SUITE**

With shower enclosure, having a plumbed in mixer shower. Low-level WC and pedestal wash basin. Radiator, slug ceiling and part tiled walls.

#### **OUTSIDE**

The property is set back from the road behind its own lawned front forecourt. There is a block paved path which leads to the front of the property and a gated access to the rear. Immediately to the rear of the property is a paved patio. This gives way to an expanse of lawned garden enclosed within a timber fence. There is also a useful raised deck area.

#### **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 with vacant possession upon completion.

#### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band (TBC)

#### **ENERGY PERFORMANCE CERTIFICATE**

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

#### **SERVICES**

All mains services are available at the property.





**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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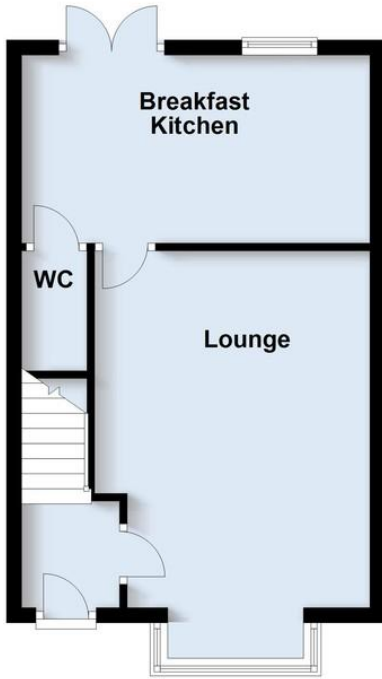
**VIEWING**

Strictly by appointment with Ulyotts.

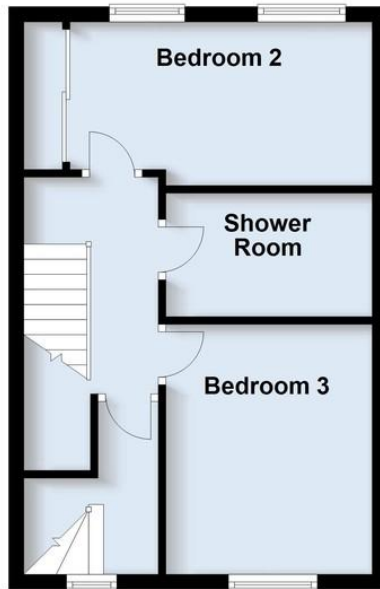
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 85 sq m

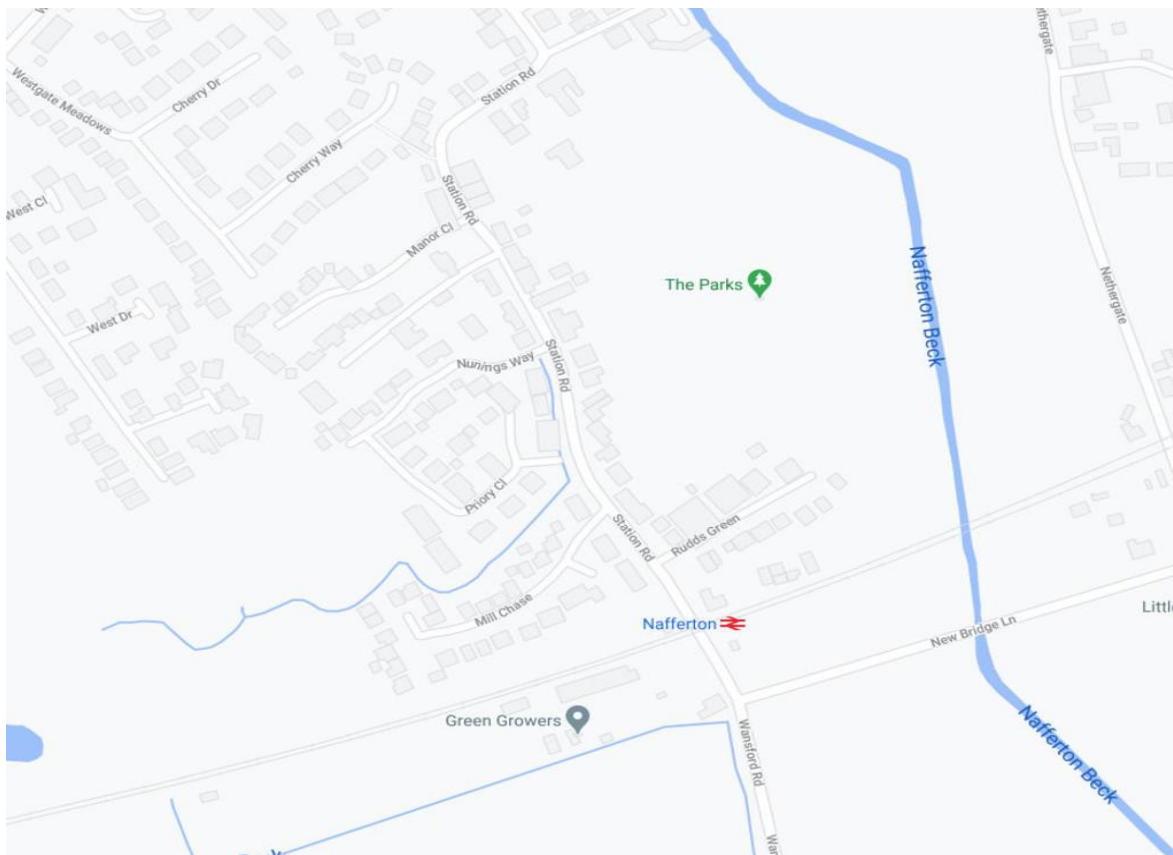
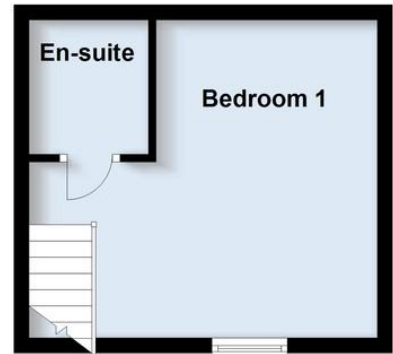
**Ground Floor**



**First Floor**



**Second Floor**



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