

Dee Atkinson & Harrison

Approximate total area**
578.91 ft²
53.88 m²

Reduced headroom
15.20 ft²
1.41 m²

(1) Excluding balconies and terraces

Reduced headroom
(Below 2.0m/6.5ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFIYE 360

Ground Floor Building 1



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Approximate total area**
404.60 ft²
37.59 m²

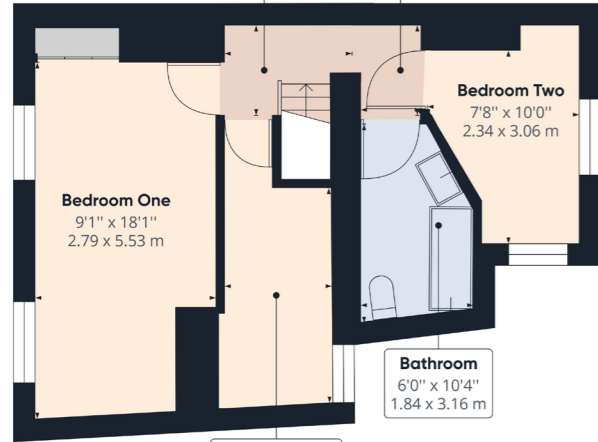
(1) Excluding balconies and terraces

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GRAFIYE 360

Landing
6'0" x 5'1" / 1.83 x 1.56 m

Hallway
3'4" x 4'3" / 1.02 x 1.30 m



Floor 1 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be 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.



Asking Price
£200,000

13 Middle Street,
Nafferton, YO25 4JS



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THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door to the front aspect, laminate flooring and power points.

LOUNGE- 15'1 (4.61m) x 12'5 (3.80m)

Window to the front aspect, coving, log burner with exposed brick and stone hearth, radiator, TV point and power points.

DINING ROOM - 11'7 (3.54m) x 11'5 (3.49m)

Window to the side aspect, coving, electric log burner style feature fireplace with tile surround and hearth, laminate flooring, radiator and power points. There is an opening with exposed bricks leading to the kitchen.

KITCHEN - 11'7 (3.55m) x 10'10 (3.31m)

Windows to the side aspect, panelled ceiling, a range of wall and base units, tiled splash back, space for fridge, freezer, plumbing for dishwasher, sink with drainer unit, gas hob, electric oven, extractor fan, tiled flooring and power points.

UTILITY/CLOAKROOM - 3'6 (1.09m) x 10'9 (3.30m)

Opaque window to the rear aspect, coving, sink with vanity unit, low flush WC, plumbing for washing machine, space for dryer, tiled flooring, radiator and power points.

REAR PORCH

Door to the side aspect and tiled flooring.

FIRST FLOOR LANDING

Radiator, power point and loft access.

BEDROOM ONE - 9'1 (2.79m) x 18'1 (5.53m)
Double windows to the front aspect, coving, built in storage cupboard and wardrobes, radiator, TV point and power points.

BEDROOM TWO - 7'8 (2.34m) x 10'0 (3.06m)
Window to the rear aspect, coving, laminated flooring, radiator and power points.

BEDROOM THREE - 5'9 (1.76m) x 10'10 (3.32m)
Window to the rear and side aspect, coving, radiator and power points

BATHROOM - 6'0 (1.84m) x 10'4 (3.16m)
Modern bathroom with coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head shower, heated towel rail, tiled flooring and extractor fan.

GARDEN

Stunning garden area which has a patio walk way leading to a slightly elevated lawned area which is secure with a timber fence. There is also a decked out and flag stone area ideal for seating with summer house and outside tap.

OUTBUILDING - 16'10 (5.13m) x 7'9 (2.37m)
Currently used as a outside bar/entertaining area it has doors to the side aspect, laminated flooring and power points

PARKING

On street parking.

13 Middle Street, Nafferton, YO25 4JS

DESCRIPTION

13 Middle Street is a simply stunning, cottage style, three bedroom mid terrace. From the front looks can be deceiving, but once inside, this bright and airy living space is tastefully styled. Being a loving family home, there is nothing more you could want and would appeal to a wide variety of buyers. The garden sits immaculately and with the advantage of an additional outbuilding, its a great space for entertaining. The property briefly comprises:- entrance porch, lounge, dining room leading to kitchen, rear porch and utility area/cloakroom. The first floor landing has three bedrooms and family bathroom. There is a rear garden, side entrance and on street parking.

LOCATION

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station and a regular bus service (Hull to Scarborough line). 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. Nafferton is only 3 miles away from the market town of Driffield.



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