



**19 Priory Close, Nafferton YO25 4AT**  
**£229,950**

- Outstanding family home
- Very popular village location
- Outstanding Ofsted rating for local school
- Dual zone central heating
- Good village facilities
- Beautifully presented
- Spacious accommodation
- Lovely garden & garage
- Solar panels
- EPC Rating: C

#### THE PROPERTY

An extremely spacious three bedroom detached family home, situated in a most popular residential village with a primary school rated as 'Outstanding' by Ofsted. The house is beautifully presented and offers very good sized living room with 17'6" dining kitchen and conservatory at ground floor level along with a cloakroom, whilst at first floor the master bedroom benefits from an en-suite shower room, there are two further well proportioned bedrooms and an attractive family bathroom. The house stands on a good sized plot which is extremely well tended, having a beautiful rear garden and side driveway leading to single garage.

#### LOCATION

Nafferton is a very popular Yorkshire Wolds village located some 3 miles East of the market town of Driffield and offers a very good range of amenities including general store, post office, public houses, restaurants and an outstanding primary school. The village is further enhanced by the quality of its recreation facilities and sporting clubs as well as benefitting from a station on the main Hull to Scarborough railway line.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Cloaks cupboard, return staircase to first floor and radiator.

##### CLOAKROOM

Oak door, low level w.c., wash basin, PVCu sealed unit double glazed window and radiator.

##### LIVING ROOM

14'7" x 10'6" (4.45m x 3.20m)  
Polished stone fireplace and hearth with living flame gas fire, PVCu sealed unit double glazed box bay window and radiator.

##### DINING KITCHEN

17'6" x 10'10" (5.33m x 3.30m)  
Oak door, a range of cottage style base and eye level units incorporating a five ring gas hob with electric oven and canopy overhead, one and a half bowl single drainer sink unit, plumbing for automatic washing machine, plumbing for dishwasher, PVCu sealed unit double glazed window, French doors to conservatory and radiator.

##### CONSERVATORY

12'2" x 10' (3.71m x 3.05m)  
Of PVCu sealed unit double glazed and brick construction with laminate effect flooring and double doors to garden area.

##### FIRST FLOOR

##### LANDING

PVCu sealed unit double glazed window.

##### MASTER BEDROOM

12' x 10'7" (3.66m x 3.23m)  
PVCu sealed unit double glazed window and radiator.

##### EN-SUITE SHOWER ROOM

7' x 4' (2.13m x 1.22m)  
Shower in oversize cubicle, wash basin and low level w.c., PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

10'8" x 9'6" (3.25m x 2.90m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

10'4" x 6' (3.15m x 1.83m)  
PVCu sealed unit double glazed window and radiator.

##### FAMILY BTHROOM

8'3" x 6'6" (2.51m x 1.98m)  
Panelled bath with shower over, wash basin and low level w.c., tiled floor and half tiled walls, built-in airing cupboard housing hot water cylinder with electric immersion heater, PVCu sealed unit double glazed window and chrome towel radiator.

##### OUTSIDE

To the front of the property is an open plan lawned garden with side brick sett driveway.

To the rear of the house is a beautiful paved garden with raised lawned area and planting along with greenhouse.

##### GARAGE

17' x 8'7" (5.18m x 2.62m)  
Of brick and tile construction with up-and-over door having light and power laid on.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system with dual zone facility for ground and first floor.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

##### TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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