



**Plot 1 Old Kings Head, Middle Street
Nafferton, Driffield, East Yorkshire YO25 4JS**

Price £145,000

W&P WOOLLEY
& PARKS

* NEW BUILD BUNGALOW * IMPRESSIVE AND SKILFUL CONVERSION OF A FORMER PUBLIC HOUSE TO PROVIDE 5 INDIVIDUALLY DESIGNED 2, 3 & 4 BEDROOM COTTAGES WITH PRIVATE GARDENS AND OFF-STREET PARKING * BUILT TO A HIGH CONTEMPORARY STANDARD BY LOCALLY RENOWNED BUILDERS * PLOT 1 IS A SINGLE STOREY DWELLING *

Offering a unique opportunity to purchase a modern contemporary new build cottage set behind an old façade situated in the centre of this sought after village. Ideal for owner occupation, investment or holiday cottage use. Providing well planned accommodation to a high specification seamlessly blending the old with the new. CONTACT US TODAY TO ARRANGE A VIEWING.



PLOT 1

Situated within the development, Plot 1 offers a contemporary finished two bedroom, single storey cottage with superb Open Plan Living/Dining/Kitchen and private garden to the front.

GROUND FLOOR ONLY

Entrance Hall

Open Plan Living / Dining

18'2" x 11'9" (5.55m x 3.6)

Kitchen Area

7'7" x 6'4" (2.33m x 1.95m)

Bedroom 1

9'10" x 9'10" (3.00m x 3.00m)

Bedroom 2

9'10" x 8'4" (3.00m x 2.55m)

Bathroom

7'1" x 6'4" (2.18m x 1.95m)

Garden / Parking

Plot 1 benefits from off-street car parking space in the rear courtyard adjacent to the property together with use of the communal bin store. A low maintenance private garden s situated directly in front of the property.

KITCHEN SPECIFICATION

Newly installed Howdens Allendale range kitchen in Antique White with chrome handles and contrasting work top. Inset Single Bowl Sink. Integrated appliances include: Upright Fridge/Freezer, Electric Ceramic hob and extractor hood over, built under Lamona stainless steel oven and slimline dishwasher.

BATHROOM SPECIFICATIONS

Modern white ESPADA sanitary ware from the MKM's Instinct Bathroom Collection 2020 with 'P' Shaped New Kiso bath and tiled shower cubicle.

Together with Nuance/Ecstasy blade chrome taps to finish.

HOT WATER/HEATING SPECIFICATION

Newly installed Gas fired combi boilers supply central heating to radiators and hot water.

ELECTRICAL SPECIFICATION

The property has been completely re-wired throughout.

WINDOW / DOOR SPECIFICATION

Newly installed sealed unit double glazed windows.

EXTERIOR RENOVATIONS

The property fabric will benefit from a new roof, new windows, doors and exterior rendered or re-pointed walls.

FLOORING

Both hard and soft floor coverings will be provided throughout, depending upon room.

COMPLETION

The development is currently under construction and will shortly be ready for occupation. Early reservations are highly recommended as all cottages are unique.

PERSONAL VIEWING

The site is available for viewing strictly by prior personal appointment with our New Homes Sales Manager - Lizzie Jackson. Call 01377 252095 to book an appointment today. Please be advised that the site is currently a working construction site, please wear suitable footwear and clothing, hard hats if required will be provided.

Laser Tape Clause

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All measurements have been taken using a laser tape measure and

therefore, may be subject to a small margin of error.

Disclaimer

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Espada



Espada Close Coupled
WC Suite



Example Bathroom Taps



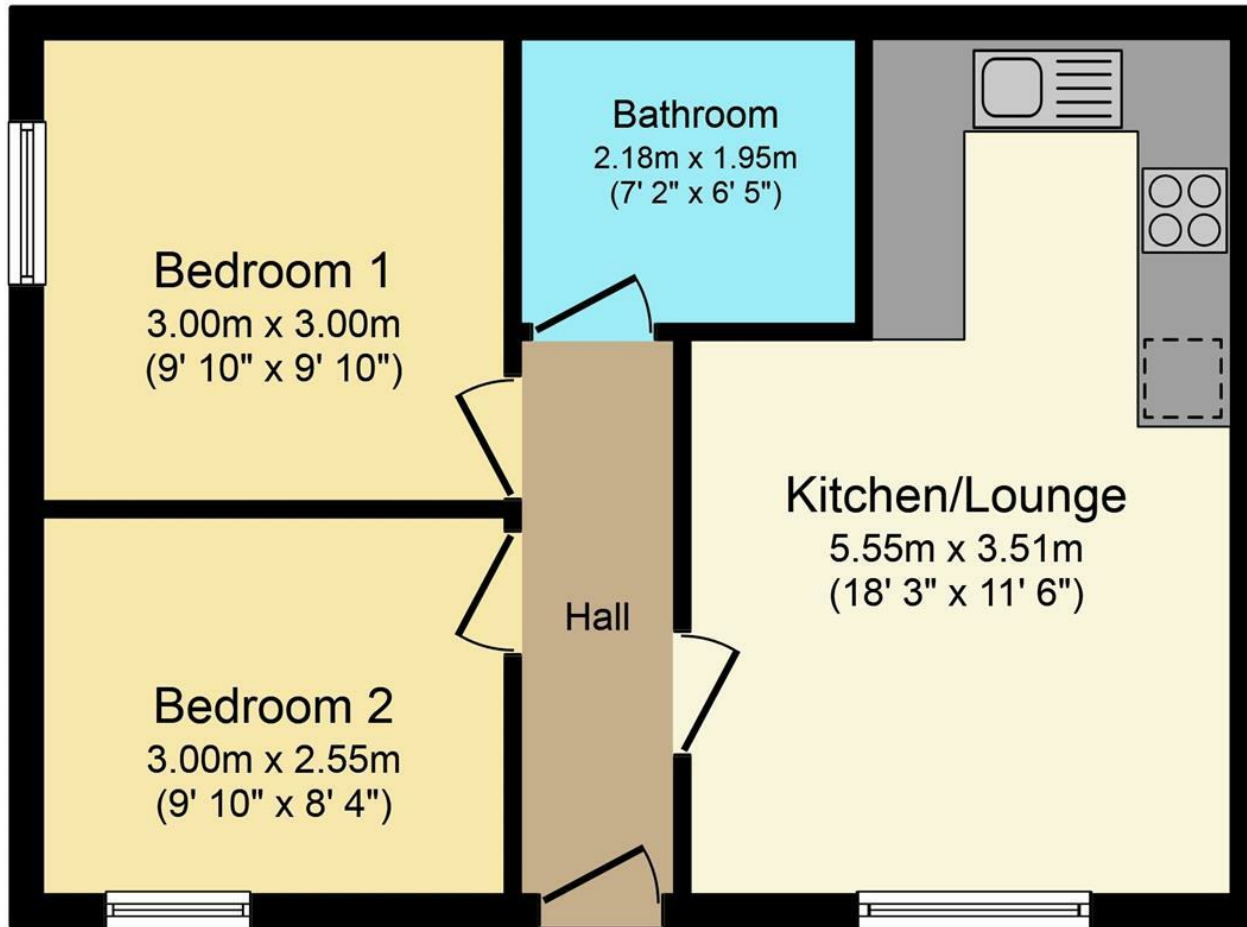


Old Kings Head

Middle Street | Nafferton | Driffield

A superb conversion of a former public house to 5 unique and individual 2, 3 & 4 bedroom cottages with private gardens and parking situated in the centre of this popular village.

Prices: £145,000 to £250,000



Floor Plan

Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 43.0 sq. m. (463 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
105.00kWh/m ² A	105.00kWh/m ² A	105.00kWh/m ² A	105.00kWh/m ² A
105.00kWh/m ² B	105.00kWh/m ² B	105.00kWh/m ² B	105.00kWh/m ² B
105.00kWh/m ² C	105.00kWh/m ² C	105.00kWh/m ² C	105.00kWh/m ² C
105.00kWh/m ² D	105.00kWh/m ² D	105.00kWh/m ² D	105.00kWh/m ² D
105.00kWh/m ² E	105.00kWh/m ² E	105.00kWh/m ² E	105.00kWh/m ² E
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England & Wales EU Directive 2002/91/EC