



**11 Priory Close**  
**Nafferton, Driffield, East Yorkshire YO25 4AT**  
**Offers over £160,000**

**WP** WOOLLEY  
& PARKS

# 11 Priory Close, Nafferton, Driffield, East Yorkshire YO25 4AT

\*\*\*A MODERN TOWNHOUSE IN A SOUGHT AFTER VILLAGE LOCATION - NO ONWARD CHAIN\*\*\*  
360° VIRTUAL TOUR AVAILABLE 24/7\*\*\*

Offered to the market fresh from a programme of redecoration, this smartly presented townhouse is certainly worthy of a closer inspection. Briefly comprising a generous layout of accommodation comprising Entrance Lobby, Living Room, Dining Kitchen and downstairs WC to the ground floor, with two double Bedrooms and a Bathroom on the first floor, and a generous main Bedroom and En-suite to the top floor. With an attractive, low maintenance rear garden and forecourt parking for two vehicles. With NO ONWARD CHAIN, this is a fantastic opportunity to acquire a family home in one of our region's most highly sought villages, so ACT QUICKLY to avoid missing out!

## Entrance Hall

A modern composite entrance door, with double glazed panelling, opens from an attractive canopy porch to a hall space with fitted door matting, ceiling coving, radiator and stairs leading off.

## Lounge 17'6" into bay x 11'5" (5.33m into bay x 3.48m)

A nicely proportioned reception room features a walk-in double glazed bay to the front elevation, ceiling coving, tv/satellite/internet points and two radiators. A contemporary styled electric fire, on a granite composite hearth and back, with oak effect mantelpiece surround, creates an appealing focal point.

## Dining Kitchen 14'10" x 7'9" (4.52m x 2.36m)

With space to accommodate a dining table, the kitchen is comprehensively fitted with a modern range of base, wall and drawer units in a stylish cream gloss laminate finish, with wood-block effect work surfaces and up-stands, and a stainless steel sink unit. Integrated appliances include an electric oven, gas hob with stainless steel extractor cowl and glass splash-back, under counter fridge and a washing machine. The gas central heating boiler is concealed within a wall mounted unit. With oak effect vinyl flooring, radiator, double glazed window and double glazed doors opening to the rear garden.

## Downstairs WC

A white suite comprises WC and pedestal hand basin, with splash back tiling, radiator and extractor fan.

## First Floor Landing

With ceiling coving, radiator and a built-in cupboard housing the hot water cylinder.

## Bedroom 14'10" x 7'11" max (4.52m x 2.41m max)

A double room with two radiators, tv/telephone points and two double glazed windows to the rear elevation.

## Bathroom 7'9" x 5'3" (2.36m x 1.60m)

A white suite comprises of a panelled bath with plumbed shower above and glass side screen, pedestal wash basin and WC. With attractive wall tiling to splash backs, tile effect vinyl flooring, extractor fan and radiator.

## Bedroom 9'9" x 7'11" (2.97m x 2.41m)

A further double room, with radiator, tv/telephone points and a double glazed window.

## Second Staircase

From the first floor landing, a door opens to an inner landing, with ceiling coving, radiator and double glazed window, from which the second staircase rises to the principal bedroom suite.

## Principal Bedroom 14'11" max x 13'8" max (4.55m max x 4.17m max)

A generously proportioned double room features a double glazed kennel window, radiator and tv point.

## En-suite 6'7" x 4'6" max (2.01m x 1.37m max)

A white suite comprises plumbed shower enclosure, pedestal wash basin and WC, with attractive wall tiling, radiator, extractor fan and a Velux roof light.

## External

The property has a wonderful 'kerb-appeal' with a block paved frontage offering space to park two vehicles side-by-side, and planted shrub beds.

## Rear Garden

A low maintenance garden features a paved patio terrace, pathway and artificial turf, with timber fenced perimeters, timber storage shed and gated access from a passageway.

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

## New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

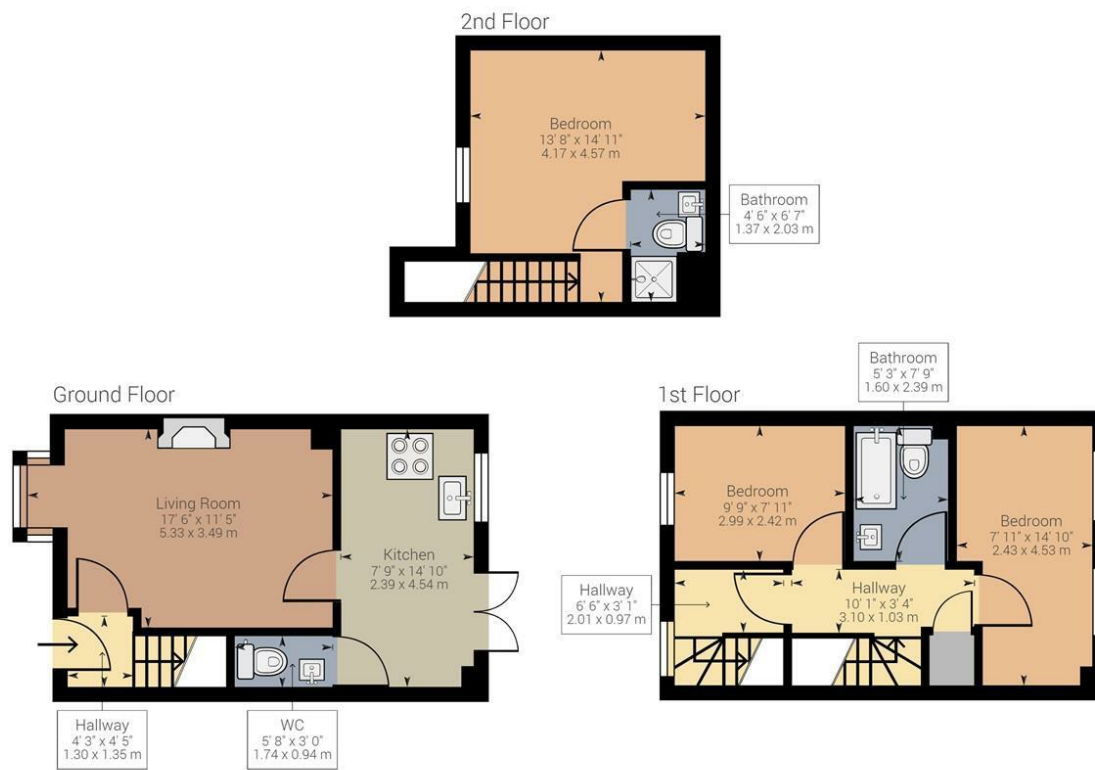
## Disclaimer:

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.

## Draft Details:

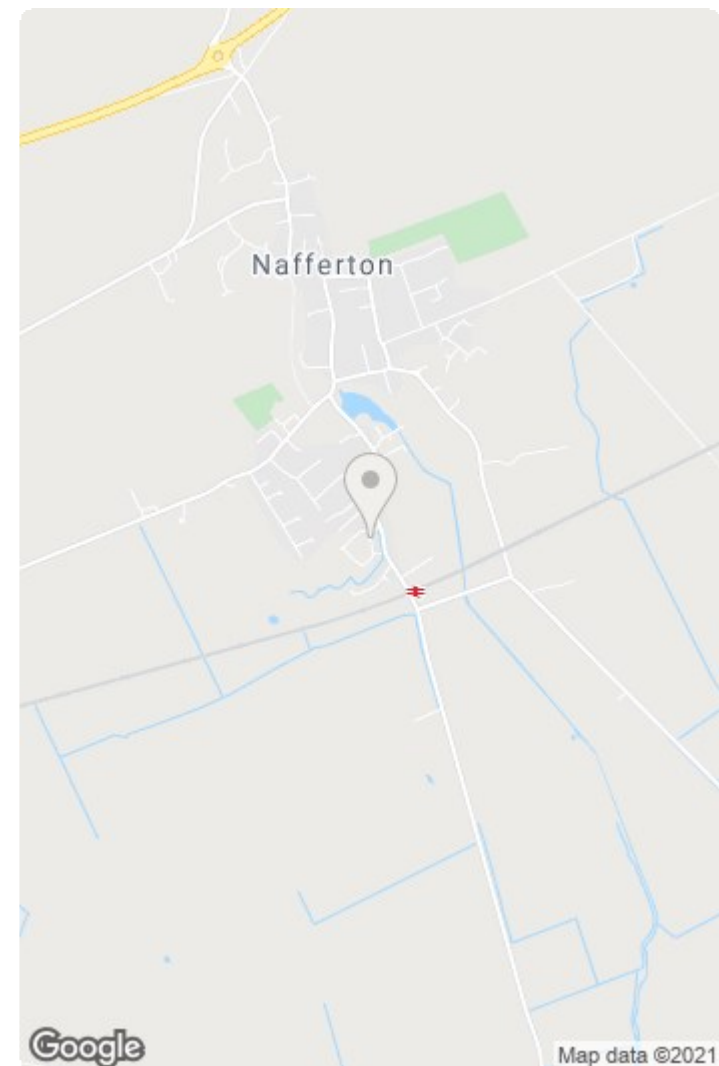
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





Approximate net internal area: 860.42 ft<sup>2</sup> / 79.93 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

