



**39 Westgate**  
**Nafferton, Drifffield, Yorkshire YO25 4LJ**  
**Price £230,000**



# 39 Westgate, Nafferton, Driffield, Yorkshire YO25 4LJ

\*\*\* FANTASTIC DETACHED BUNGALOW IN PREMIUM LOCATION \*\*\*

\*\* VIRTUAL TOUR AVAILABLE \*\*

This three / four bedroom detached bungalow has been lovingly maintained over the years by the current owners and now offers a wonderful, versatile home! Situated in a premium location, within the popular village of Nafferton, this is an ideally positioned property. Internal accommodation itself briefly comprises entrance hall, lounge, kitchen / dining room, study, bedroom / sitting room, bathroom and master bedroom to ground floor. The first floor boasts landing, two bedrooms and a shower room. Externally there is an out door office space, gated driveway providing off street parking and a private rear garden. Viewing is essential to fully appreciate the true size and quality on offer.

## Entrance Hall

With double glazed external door to front elevation, radiator and laminate flooring.

## Lounge 15'2 x 11'11 (4.62m x 3.63m)

With double glazed window to front elevation, gas fire with wooden surround, television point, radiator and laminate flooring.

## Kitchen / Dining Room 15'1 x 15'10 (4.60m x 4.83m)

With wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, built in storage cupboards, plumbing for free standing appliances, large utility cupboard with plumbing, two double glazed windows and external door to rear elevation, double glazed window to side, radiator and laminate flooring.

## Sitting Room / Bedroom 12'11 x 11'4 (3.94m x 3.45m)

With double glazed French doors to rear elevation, radiator and laminate flooring.

## Office 9'4 x 6'3 (2.84m x 1.91m)

With double glazed window to side elevation, radiator and laminate flooring.

## Master Bedroom 16'1 x 11'11 (4.90m x 3.63m)

With double glazed windows to front and side elevations, radiator and laminate flooring.

## Bathroom 9'3 x 11'3 (2.82m x 3.43m)

With corner bath and electric shower

over, low flush WC, pedestal wash basin and double glazed window to rear elevation.

## Landing

With fitted carpet.

## Bedroom 11'6 x 13'10 (3.51m x 4.22m)

With Velux window to side elevation, built in storage, radiator and fitted carpet.

## Bedroom 9'0 x 13'11 (2.74m x 4.24m)

With Velux window to side elevation, built in storage, radiator and fitted carpet.

## Shower Room 9'5 x 5'1 (2.87m x 1.55m)

With large shower unit and electric shower over, low flush WC, heated towel rail, vanity wash basin and double glazed window to rear elevation.

## Outside Office

An insulated office with power and light.

## External

Externally the property benefits from a gated drive to the side providing off street parking. The rear garden is very private and mostly laid to lawn with raised decking area, mature shrubbery and decorative borders.

## Services

Mains Gas Central Heating.  
Mains Drainage.

## 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.

## Agents Note

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

## Disclaimer

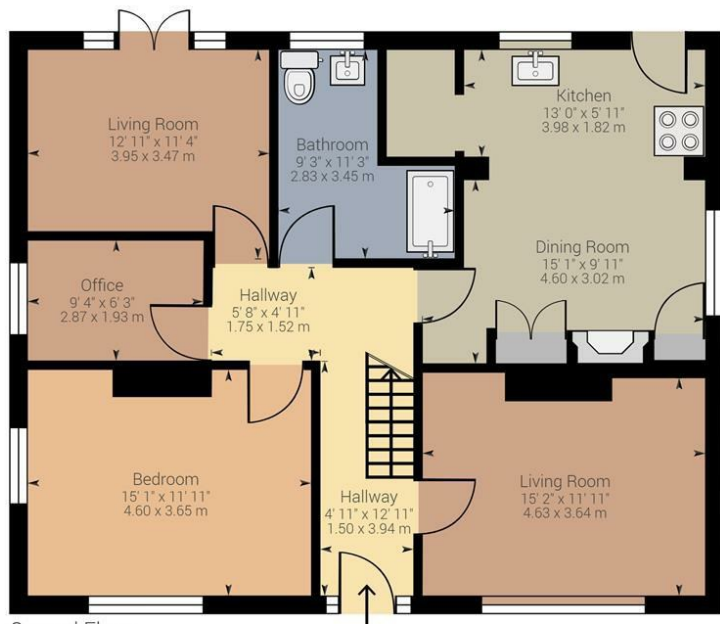
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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.

## Laser Tape Clause

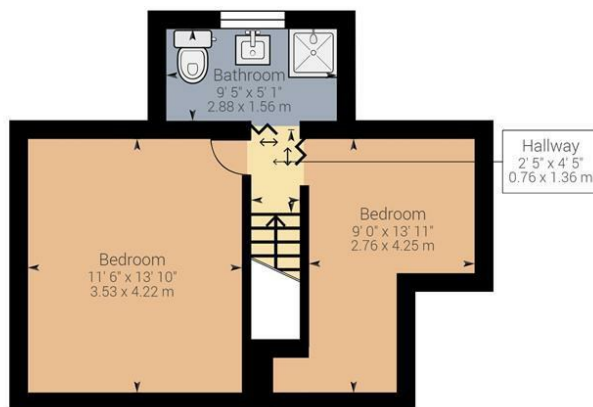
Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





Ground Floor



1st Floor

Approximate net internal area: 1333.45 ft² / 123.88 m²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



