



4 Wold Road
Nafferton
YO25 4LB

ASKING PRICE OF

£195,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



4 Wold Road, Nafferton, Driffield, East Yorkshire, YO25 4LB

A very attractively re-furbished semi-detached house located on the fringe of this popular village. The property is in a move-in condition having been fully re-decorated and re-carpeted prior to marketing and could appeal to many different types of buyers from first-time buyers.

The accommodation on offer includes front facing lounge, comprehensively fitted kitchen with wealth of appliances, ground floor WC plus three good-sized bedrooms on the first floor and house bathroom.

There is off-street parking to the front as well as enclosed garden to the rear.

NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant.

The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Lounge



Kitchen



Cloakroom/WC



Bedroom

Accommodation

ENTRANCE HALL

With straight flight staircase leading off to the first floor.

LOUNGE

12' 2" x 11' 6" (3.72m x 3.53m)

With front facing window. Radiator.

KITCHEN

17' 10" x 12' 0" (5.45m x 3.68m)

Fitted with a wealth of modern kitchen units finished with Shaker style doors including base and drawer cupboards along with worktops. Integrated appliances include electric oven plus electric hob with extractor over and dishwasher. Space and plumbing for automatic washing machine. Radiator.

CLOAKROOM/WC

With low-level WC and wash hand basin. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 10' 8" (3.72m x 3.27m)

With front facing window. Radiator.

BEDROOM 2

11' 11" x 9' 5" (3.65m x 2.89m)

With rear facing window. Radiator.

BEDROOM 3

8' 1" x 6' 9" (2.48m x 2.07m)

With rear facing window. Radiator.

BATHROOM

With suite comprising panelled bath having a shower over, low-level WC and wash hand basin. Heated towel radiator.

OUTSIDE

The property is set back from the road behind a front facing forecourt which provides off-street parking. There is a side path which leads to the rear of the property where there is an enclosed area of garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.



Bedroom



Bedroom



Bathroom



Garden

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating (to be confirmed).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

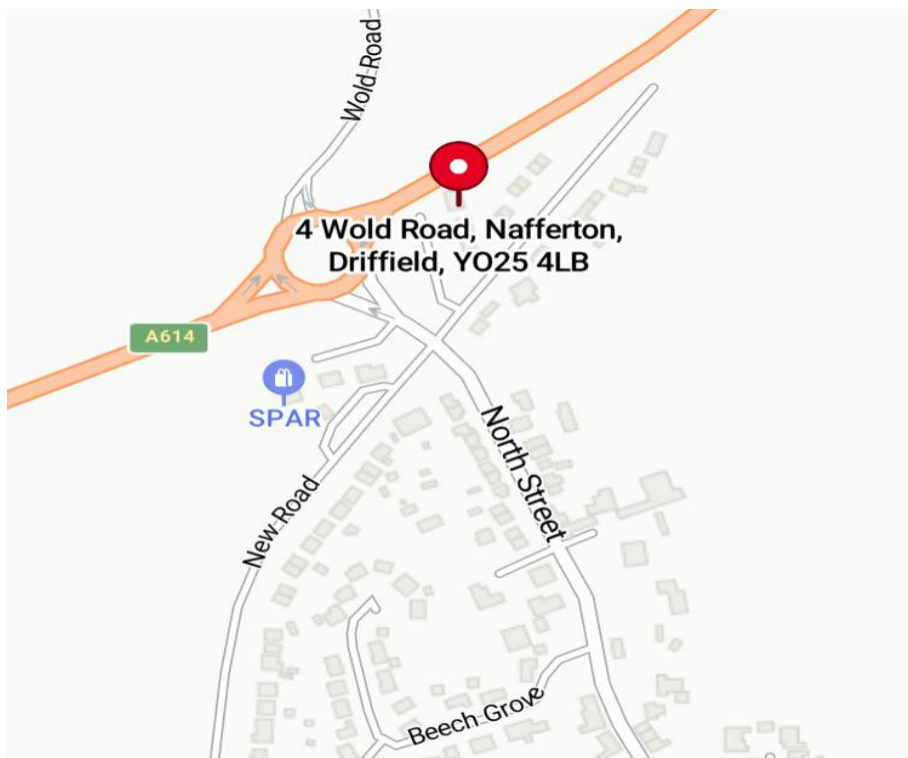
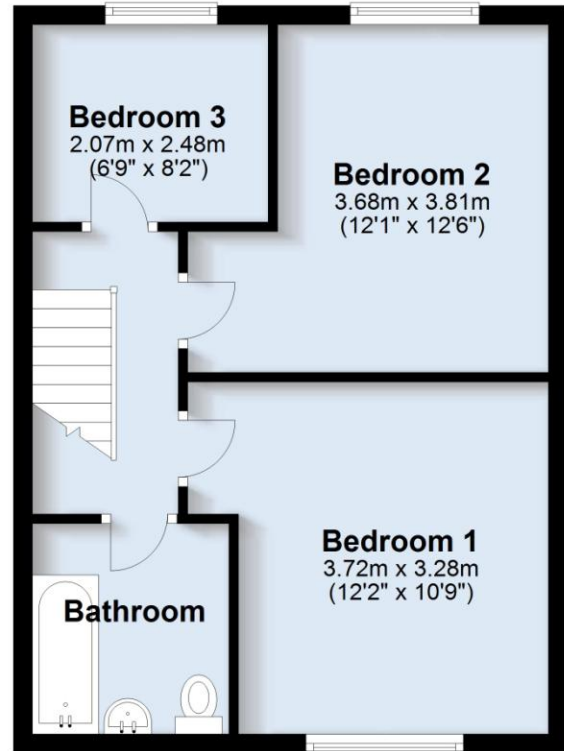
Ground Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



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EST 1891



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