



2 Orchard Close  
Nafferton  
YO25 4LQ

ASKING PRICE OF

**£190,000**

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Garden



2



1



1



Off Road  
Parking



Oil Central Heating

## 2 Orchard Close, Nafferton, YO25 4LQ

A substantial semi-detached bungalow located at the heart of one of the areas most popular villages. Within easy walking distance of village amenities and providing off-street parking together with front and rear gardens. In addition, there is an additional area of garden screened from view of the bungalow, suitable for a variety of uses. The accommodation on offer is well maintained and features lounge, fitted kitchen with garden room leading off, two bedrooms and bathroom.

The property is in good order and offers scope to further improve, if desired. It is offered for sale at a competitive price and AN EARLY VIEWING IS THOROUGHLY RECOMMENDED!

### 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



Bedroom



Bedroom

## Accommodation

### ENTRANCE HALL

With further access into all principal rooms.

### LOUNGE

10' 0" x 18' 2" (3.07m x 5.54m)

With front facing window and featuring a modern fire surround housing electric fire. Radiator.

### KITCHEN

12' 9" x 9' 5" (3.89m x 2.89m)

Extensively fitted with a range of traditionally styled kitchen units finished in beech effect and comprising base and wall mounted cupboards along with worktops and range of integrated appliances including electric double oven and hob with extractor fan over. Inset sink with base cupboard beneath and space and plumbing for automatic washing machine. Ceramic tiled floor. Radiator.

### GARDEN ROOM

Access to the exterior of the property.

### BEDROOM 1

11' 0" x 9' 5" (3.36m x 2.88m)

Radiator.

### BEDROOM 2

11' 0" x 9' 5" (3.36m x 2.88m)

Radiator.

### BATHROOM

With bath having a shower over and side glass screen, vanity wash hand basin and low-level WC.

### OUTSIDE

The property is set back from the road behind its own block paved front forecourt which provides potential for off-street parking as well as the side drive. To the rear of the property is an enclosed area of garden which features a tarmac hardstanding area/patio, lawn with side borders and garden shed. There is a further expanse of enclosed garden, which is predominantly gravelled and also features a greenhouse plus oil store.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 61 square metres.

### CENTRAL HEATING

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



Bathroom

### 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 D.

### 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

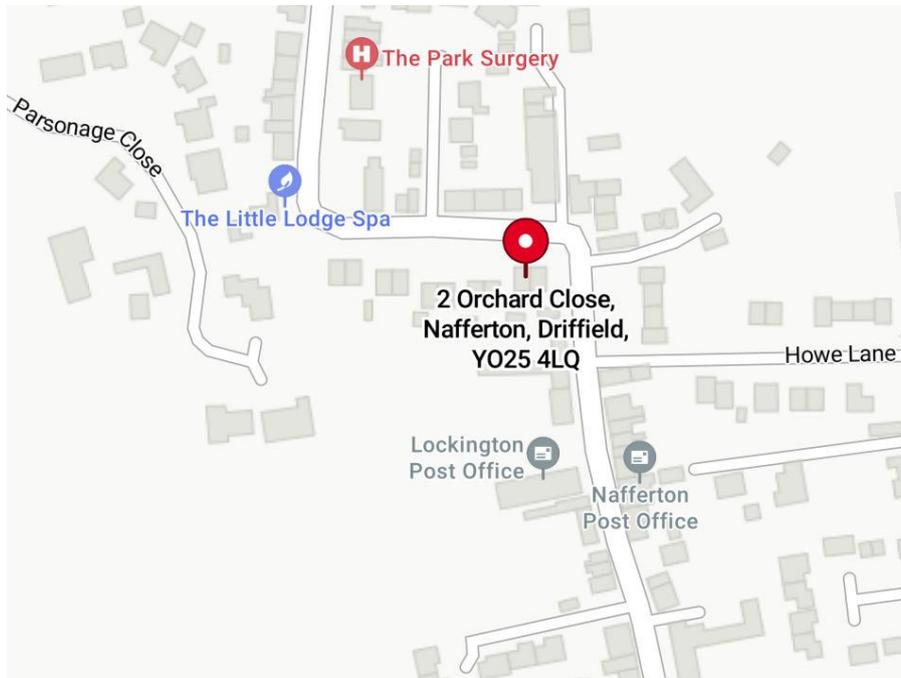
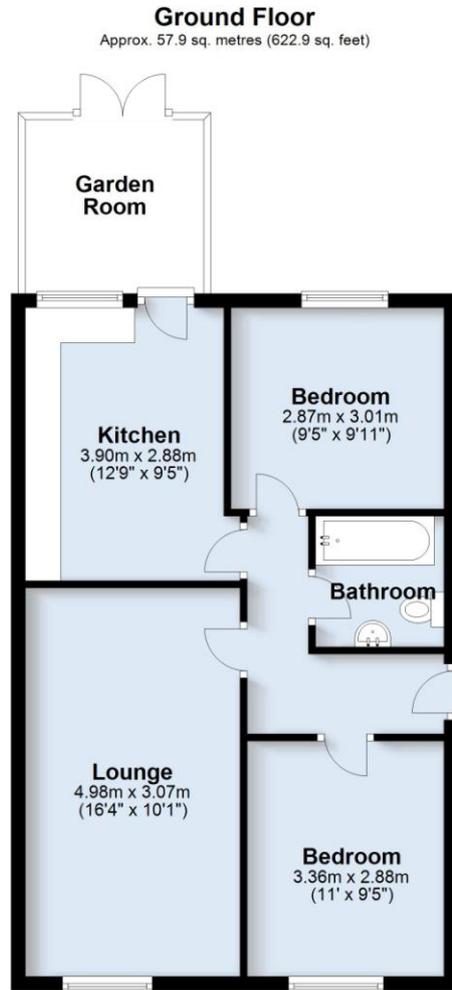


Further enclosed garden



Rear Elevation

The stated EPC floor area, (which may exclude conservatories),  
is approximately 61 sq m





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