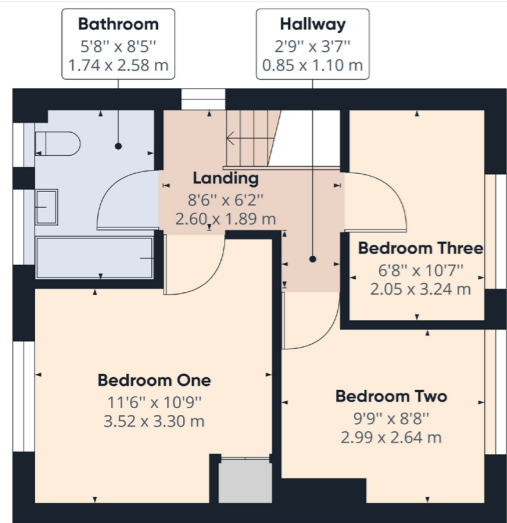


Approximate total area<sup>(1)</sup>  
514.97 ft<sup>2</sup>  
47.84 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GHAFF360

Floor 0

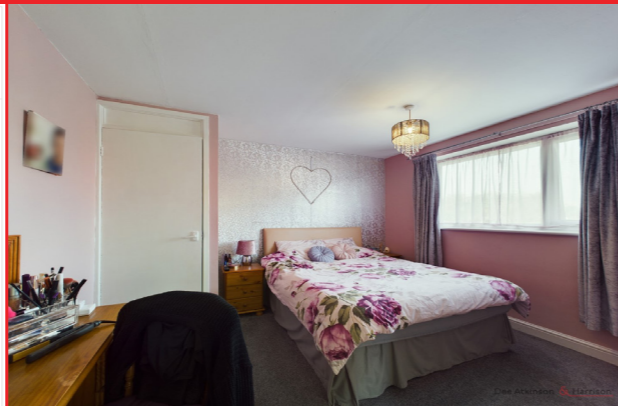


Approximate total area<sup>(1)</sup>  
401.13 ft<sup>2</sup>  
37.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
GHAFF360

Floor 1



Asking Price  
£170,000

34 Eastlands,  
Nafferton, YO25 4LA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

**SERVICES**  
Undersood to all connected to mains.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Dee Atkinson & Harrison



**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL**

Door to the front aspect, stairs leading to the first floor, radiator and power points.

**KITCHEN/DINING ROOM- 3.28m (10'9) x 4.06m (13'4)**

Window to the front aspect, a range of base and wall units, tiled splash back, sink and drainer unit, space for dishwasher, space for washing machine/tumble dryer, space for fridge/freezer, gas hob, gas cooker, laminated flooring, radiator and power points.

**LOUNGE- 3.15m (10'4) x 4.06m (13'4)**

Window to the rear aspect, log burner, radiator, TV point and power points.

**CONSERVATORY- 3.05m (10') x 3.23m (10'7)**

Double doors to the side aspect, radiator and power points.

**FIRST FLOOR LANDING**

Window to the side aspect, loft access, radiator and power points.

**BEDROOM ONE- 3.48m (11'5) x 3.38m (11'1)**

Window to the front aspect, storage cupboard, radiator, TV point and power points.

**BEDROOM TWO- 2.97m (9'9) x 2.62m (8'7)**

Window to the rear aspect, radiator and power points.

**BEDROOM THREE- 2.03m (6'8) x 3.23m (10'7)**

Window to the rear aspect, radiator and power points.

**BATHROOM- 1.70m (5'7) x 2.54m (8'4)**

Opque windows to the front aspect, partially tiled walls, 3 piece bathroom suite comprising of:- panelled P shaped bath with power shower, low flush WC, wash hand basin with pedestal, laminated flooring and heated towel rail.

**GARDEN**

Mainly laid to lawn, patio, shed, wood store and side access.

**PARKING**

Communal parking to the rear of the property.

# 34 Eastlands, Nafferton, YO25 4LA

**DESCRIPTION**

34 Eastlands is a three bedroom semi-detached property tucked away in one of the most popular villages. It's homely feel would make the perfect home for a first time buyer and also appeal to investors. It has been kept in immaculate condition by it's current vendor and benefits from a conservatory and a nice sized garden.

The property briefly comprises:- entrance hall, kitchen/dining area, lounge, conservatory, first floor landing leading to three good sized bedrooms, bathroom, garden and off street parking.

**LOCATION**

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Beverley, Driffield, Hull, Bridlington and Scarborough. The village has a good range of facilities including convenience store with post office, fish and chip shop, hairdressers, public houses and Beacon status primary school together with a thriving sports club and Doctors surgery.

