

Dee Atkinson & Harrison

Approximate total area*
855.34 sq ft
79.99 sq m

Reduced headroom
0.71 sq ft
0.07 sq m

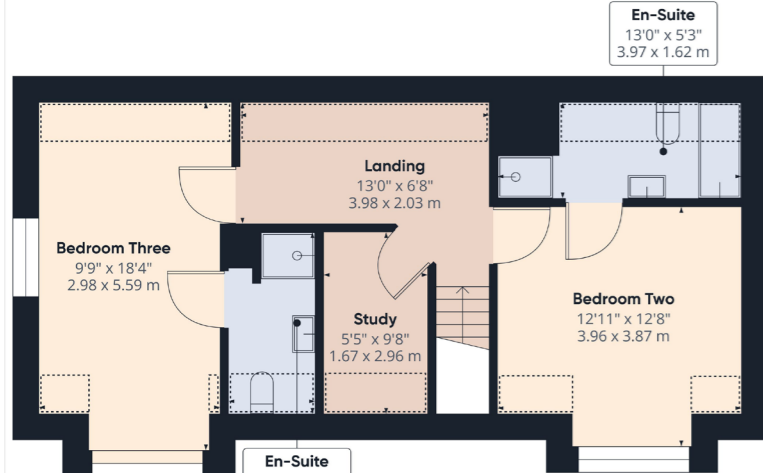
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/5ft0in)

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

DRAPFEM30

Ground Floor Building 1



Dee Atkinson & Harrison

Approximate total area*
589.67 sq ft
54.78 sq m

Reduced headroom
105.82 sq ft
9.83 sq m

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/5ft0in)

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

DRAPFEM30

Floor 1 Building 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SERVICES
Underfloor heating throughout the ground floor. There are wall mounted electric heater to the first floor and it is connected to mains water and sewerage.

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 'C'.

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.



Offers In The Region Of
£350,000

**27 Priestgate,
Nafferton, YO25 4LR**



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27 Priestgate, Nafferton, YO25 4LR

DESCRIPTION

This property MUST be viewed! 27 Priestgate is a three bedroom detached dorma bungalow aqiring a fabulous corner plot. This is a remarkable property which has been individually designed and built by it's current vendors back in 2011 to create versatile accommodation. Streching over 1400sq ft, this truely is a property that must be viewed to appreciate the thought and careful planning that went into every single intricate detail. The property briefly comprises:- entrance hall, cloakroom, open plan kitchen/dining room, lounge, side entrance, double bedroom with ensuite, first floor landing leading to an additional two bedrooms both en-suite and study. There is a wrap around garden, detached garage 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 Hull, Beverley, Driffield, 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/community centre and Doctors surgery.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 5'6 (1.68m) x 10'10 (3.33m)

Door and window to the front aspect, stairs leading to the first floor landing, understairs cupboard, laminated flooring and power points.

CLOAKROOM- 4'7 (1.42m) x 4'6 (1.39m)

Pannelled walls, low flush WC, wall mounted sink with tiled splash back, tiled flooring and extractor fan.

OPEN PLAN KITCHEN/DINING ROOM- 20'2 (6.17m) x 11'2 (3.42m)

Leading on from the entrance hall into a beautifully presented open plan kitchen/dining room with French doors to the rear aspect, window to the side and rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated dishwasher, built in eye-level microwave and double oven, gas hob, extractor hood, electric log burning effect stove with stone hearth and wooden surround, tiled flooring, TV point and power points.

UTILITY ROOM- 5'5 (1.65m) x 7'8 (2.34m)

Window to the rear aspect, wall mounted boiler, water tank, a range of base units, sink, plumbing for washing machine, tiled flooring and power points.

BEDROOM ONE- 13'0 (3.97m) x 16'1 (4.92m)

Sizeable primary bedroom with window to the front aspect, coving, inset spotlights, a range of fitted wardrobes and dressing table, wall mounted electric heater, fitted carpets, TV point and power points.

EN-SUITE- 10'10 (3.32m) x 5'8 (1.73m)

Modern en-suite with opaque window to the rear aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, pannelled bath, fully tiled shower cubicle, tiled flooring, heated towel rail, extractor fan and shaving point.

LOUNGE- 14'7 (4.46m) x 10'7 (3.23m)

Cosy and well proportioned living space with window to the front aspect, French doors to the side, coving, gas fireplace with tiled surround and wooden mantle piece, fitted carpets, telephone point, TV point and power points.

PORCH- 7'7 (2.32m) x 8'5 (2.59m)

Door to the side aspect, windows to all three sides, velux window, tiled flooring and power points.

FIRST FLOOR LANDING- 13'0 (3.98m) x 6'8 (2.03m)

Spacious landing with velux windows to the rear aspect,

access to the eaves for storage, fitted carpets and power points.

BEDROOM TWO- 12'11 (3.96m) x 12'8 (3.87m)

Double bedroom with window to the front aspect, fitted carpets, TV point and power points.

EN-SUITE- 13'0 (3.97m) x 5'3 (1.62m)

Opaque velux window to the rear aspect, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and tiled splash back, pannelled bath, walk in fully tiled shower cubicle, tiled flooring, extractor fan and shaving point.

BEDROOM THREE- 9'9 (2.98m) x 18'4 (5.59m)

Another sizeable spare bedroom with windows to the front and side aspect, fitted carpets, wall mounted electric heater, TV point and power points.

EN-SUITE- 4'7 (1.40m) x 9'8 (2.96m)

Velux window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, tiled flooring, extractor fan and shaving point.

STUDY- 5'5 (1.67m) x 9'8 (2.96m)

A flexible room which is currently used as a study with velux window to the front aspect, fitted carpets, telephone point, TV point and power points.

GARDEN

Wrap around garden which is easily maintainable and sits mostly North and West facing. To the immediate rear of the property is a decking area leading to a gravelled and patio garden with mature flower and shrub borders. There are raised beds which would be ideal for a vegetable garden and also benefitting from a garden shed. The garden is fully secure with a timber fence leading to the side of the property where the parking is.

EXTERNAL

Externally the property is on a delightful corner plot which sits back from the road side. It offers an attractive frontage which is blossoming with flowers and trees as well as additional raised beds.

GARAGE- 13'1 (3.99m) x 9'5 (2.89m)

Single detached garage with up and over door, rear pedestrian door, power and lighting.

PARKING

Off street parking for multiple cars.

