



Dee Atkinson & Harrison

CHARTERED SURVEYORS & ESTATE AGENTS

THORNHAM HOUSE, 2 BRIDLINGTON ROAD, NAFFERTON, YO25 4LG EAST YORKSHIRE

'THORNHAM HOUSE' 2 BRIDLINGTON ROAD NAFFERTON, YO25 4LG

Offers Over
£450,000

Beverley 14 miles

| Hull 23 Miles | York 28 miles

Timeless and elegant, this Georgian-Style property is worth a viewing! Thornham House is a well appointed and characteristic four double bedroom detached family home. It has been tastefully modernised throughout whilst being kept in keeping with the charm and uniqueness it has to offer. Nestled in the sought after village of Nafferton and close to local amenities, the property boasts generous size rooms throughout and enjoys a fabulous plot. It's high ceilings and airy feel provides a beautiful atmosphere. The expansive double garage with additional workshop/storage is perfect for potential growth in this stunning property. The property briefly comprises:- entrance hall, dining room, lounge, open plan kitchen/dining room, play room, utility, shower room, first floor landing with four double bedrooms and family bathroom. To the rear is a well presented south-east facing garden which has double garage and additional workshop/storage area.

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, fish and chip shop, brand new Spar and garage, beauty salon, public houses and Beacon status primary school together with a thriving sports club/community centre and Doctors surgery.



ENTRANCE HALL- 6'0 (1.78m) x 13'0 (3.96m)

Inviting entrance with door to the front aspect, dado rail, stairs leading to the first floor landing, fitted carpets, radiator and power points.

LOUNGE- 16'0 (4.86m) x 12'1 (3.68m)

Cosy but spacious living area with large window flooding the room with natural light, wall lighting, log burning stove with stone hearth and wooden mantle piece, fitted carpets, radiator, TV point and power points.

DINING ROOM- 12'0 (3.66m) x 12'10 (3.92m)

Currently used as a dining room but could be multi-functional with sash window to the front aspect, fitted carpets, radiator and power points.

KITCHEN/BREAKFAST ROOM- 12'0 (3.63m) x 25'6 (7.78m)

Fantastic family style open plan kitchen/dining room with sash window to the front aspect, additional windows to the rear aspect, stable door leading to the rear hallway, hand made wooden kitchen with contrasting colours made up from a range of wall and base units with tongue and groove finish, breakfast island, granite worktops, panelled splash back, one and half sink with drainer unit and mixer tap, integrated fridge, integrated dishwasher, Rangemaster oven with gas hob, extractor hood, laminated flooring and power points. The dining space also benefits from a built in storage cupboard, radiator, TV point and power points.

PLAY ROOM- 15'0 (4.46m) x 9'2 (2.80m)

Additional reception room which is ideal for a children play room but would also be great as an

office benefits from French doors to the rear aspect, window to the side aspect, fitted carpets, radiator and power points.

SHOWER ROOM- 6'0 (1.78m) x 5'7 (1.72m)

Downstairs shower room with opaque window to the front aspect, three piece bathroom suite comprising:- low flush WC, sink with mixer taps, tiled splash back and vanity unit, fully tiled shower cubicle, laminated flooring, heated towel rail and extractor fan.

UTILITY ROOM- 7'0 (2.02m) x 8'9 (2.69m)

Fantastic utility space with window to the side aspect, cupboard housing the gas boiler, built in storage cupboard, base unit with laminated worktop and inset sink with drainer unit and tiled splash back, plumbing for washing machine, space for additional fridge/freezer, laminated flooring, radiator and power points.

REAR HALLWAY- 4'0 (1.14m) x 6'1 (1.87m)

Door leading out to the garden, window to the side aspect, built in storage cupboard with lighting and laminated flooring throughout.

FIRST FLOOR LANDING- 6'0 (1.75m) x 16'3 (4.98m)

Well proportioned with sash window to the front aspect, dado rail, fitted carpets and power points.

BEDROOM ONE- 11'0 (3.25m) x 13'0 (3.96m)

Spacious and sizeable primary bedroom with sash window to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'0 (3.24m) x 12'1 (3.70m)

A secondary double bedroom with window to the rear aspect, built in wardrobe, fitted carpets, radiator and power points.

BEDROOM THREE- 10'0 (3.02m) x 12'2 (3.73m)

A further double bedroom with window to the rear aspect, sink with vanity unit and splash back, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'0 (2.71m) x 13'0 (3.95m)

Another good size bedroom with sash window to the front aspect, built in wardrobe, fitted carpets, radiator and power points.

BATHROOM- 6'0 (1.78m) x 8'8 (2.66m)

Well appointed family bathroom with opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with tiled splash back, mixer tap and vanity unit, panelled bath with over head shower attachment and glass shower screen, laminated flooring, heated towel rail and access to the loft space.

GARDEN

Boasting a generous size garden which predominantly faces South-East and benefits from sun all day long. It is mainly laid with lawn with additional lawn area situated to the side of the garages. The current vendors have also created a beautiful vegetable patch with greenhouse which is surrounded by planted shrubs and trees. To the immediate rear of the property is a patio seating area which has a brick built barbecue.

GARAGE- 19'0 (5.85m) x 18'0 (5.49m)

Double garage which has door to the front aspect,



built in shelving, power and lighting.

OUTBUILDING/ADDITIONAL STORAGE

Open frontage storage space which has log store, a range of wall and base units ideal for extra storage, power and lighting.

PARKING

There are two gated access points to the property and there are multiple spaces for parking. It also benefits from an electric car charger.

SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC- F

VIEWING

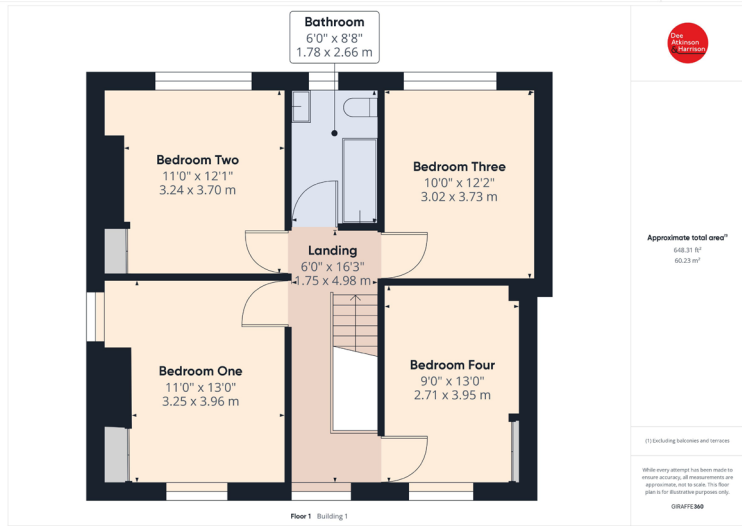
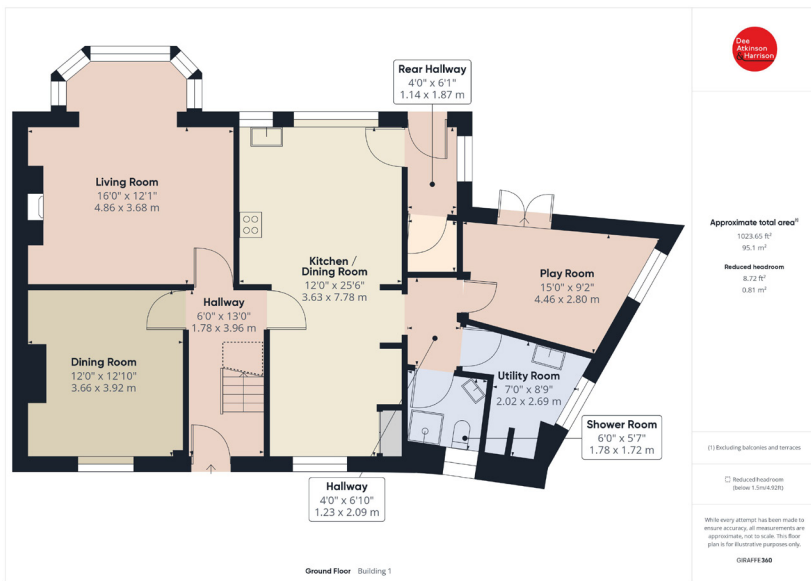
Strictly by appointment with the sole agents.

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 client









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		





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