

Dee Atkinson Harrison

Approximate total area*
441.11 sq ft
40.98 sq m

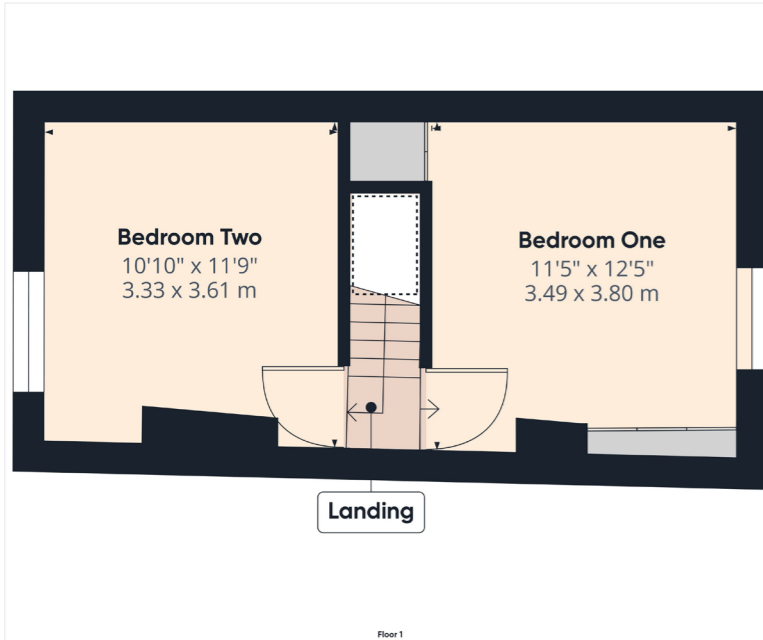
Reduced headroom
10.38 sq ft
1.02 sq m

(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'9")

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

DIRAFPE360



Dee Atkinson Harrison

Approximate total area*
272.76 sq ft
25.34 sq m

Reduced headroom
0.22 sq ft
0.02 sq m

(1) Excluding balconies and terraces

Reduced headroom (Below 1.5m/4'9")

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

DIRAFPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



**Offers Over
£165,000**

**14 Station Road,
Nafferton, YO25 4LT**

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

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 TO:

DINING ROOM- 10'11 (3.34m) x 10'11 (3.33m)

Well proportioned and versatile room with composite door to the front aspect, sash window to the front aspect, open fire place with cast iron insert and wooden surround, built in storage cupboard, exposed floorboards, radiator and power points.

LOUNGE- 14'0 (4.29m) x 13'4 (4.07m)

Spacious reception room with window to the rear aspect, exposed beams, stairs leading to the first floor landing, feature open fire with cast iron insert, tiled hearth and wooden surround, laminated wood effect click flooring, radiator, TV point and power points.

KITCHEN- 11'4 (3.47m) x 8'7 (2.62m)

Door and window to the side aspect, tiled splash back, a range of wall and base units with drawers, sink with drainer unit and mixer tap, space for fridge, space for additional white goods, plumbing for washing machine, electric oven, gas hob, extractor hood, vinyl flooring, radiator and power points.

BATHROOM- 5'1 (1.55m) x 8'2 (2.49m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, panelled bath with over head shower and separate shower attachment, vinyl flooring, radiator and extractor fan.

FIRST FLOOR LANDING

Exposed floorboards.

BEDROOM ONE- 11'5 (3.49m) x 12'5 (3.80m)

Double bedroom with window to the rear aspect, built in wardrobes which also house the gas boiler, laminated wood effect click flooring, radiator and power points.

BEDROOM TWO- 10'10 (3.33m) x 11'9 (3.61m)

Sash window to the front aspect, fitted carpets, radiator and power points.

GARDEN

Stunning south facing garden which is of ample size to entertain guests and enjoy the outdoors. Offering a blank canvas, the garden is predominantly laid to lawn, there is a patio area for seating, additional patio area to the bottom of the garden, large timber built summer house with power and lighting, mature hedge and fencing surround, brick outbuilding and gated access. To the immediate rear of the property is a courtyard which has shared access with the neighbouring properties.

PARKING

On street parking.

14 Station Road, Nafferton, YO25 4LT

DESCRIPTION

14 Station Road is a deceptively spacious two bedroom mid terrace cottage. Located in the desirable village of Nafferton, this property would be ideal for someone looking to get on to the property ladder, downsize or invest. The generously sized south facing garden offers endless outdoor enjoyment and is perfect for entertaining. Not only is the outside impressive, the inside doesn't disappoint. With its traditional original features and versatile accommodation, viewings are highly recommended. The property briefly comprises:- entrance into a dining room, lounge, kitchen, bathroom, first floor landing with two double bedrooms, extensive rear garden with summer house and on 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, 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.

