



Dee Atkinson & Harrison

Approximate total area*
303.65 sq ft
28.21 sq m

Reduced headroom
7.24 sq ft
0.71 sq m

(1) Excluding balconies and terraces

Reduced headroom
Below 5'10.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on NICE/IMPS/IC standards.

DIRAFPE360



Dee Atkinson & Harrison

Approximate total area*
276.76 sq ft
25.71 sq m

(1) Excluding balconies and terraces

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DIRAFPE360



**Offers In Region Of
£140,000**

**8 North Street,
Nafferton, YO25 4JW**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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THE ACCOMMODATION COMPRISES:

ENTRANCE INTO:

LOUNGE- 12'0 (3.68m) x 10'9 (3.28m)

Cosy sitting area with door and window to the front aspect, picture rail, exposed beams, stairs leading to the first floor landing, built in shelving, log burning stove with brick surround and hearth, fitted carpets, radiator and power points.

DINING ROOM- 9'7 (2.93m) x 11'11 (3.65m)

Leading on from the lounge is a dining space with window to the rear aspect, exposed beams, storage cupboard, tiled flooring, radiator and power points.

KITCHEN- 7'8 (2.35m) x 5'11 (1.81m)

Door to the side aspect, window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, laminated flooring and power points.

FIRST FLOOR LANDING- 11'3 (3.45m) x 3'3 (1.00m)

Coving, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 12'0 (3.68m) x 9'0 (2.75m)

Double bedroom with window to the front aspect, coving, built in cupboard, exposed floorboards, radiator and power points.

BEDROOM TWO- 9'7 (2.93m) x 5'11 (1.82m)

Window to the rear aspect, coving, built in storage, fitted carpets, radiator and power points.

BATHROOM- 7'2 (2.19m) x 5'11 (1.82m)

Opaque window to the rear aspect, coving, partially tiled walls, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment, laminated flooring and radiator.

GARDEN

To the immediate rear of the property there is an open courtyard which is east facing and laid with patio. Beyond that there is a shared walk way which leads to an additional portion of garden which also enjoys a westerly aspect. This is mainly planted with shrubs and flowers, patio area and timber storage shed.

PARKING

On street parking.

8 North Street, Nafferton, YO25 4JW

DESCRIPTION

Offered to the market with no onward chain, 8 North Street is situated in the very popular village of Nafferton. The property could benefit from some upgrading throughout but gives each buyer the opportunity to make it their own. This cosy cottage is perfect for someone looking to get on the property ladder or downsize.

The property briefly comprises:- entrance into a lounge, kitchen/dining room area, first floor landing with two double bedrooms, family bathroom, rear yard and separate garden. The parking is on street.

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.



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