



**Guide Price**  
**£340,000**

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

**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 '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.



| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>76 C</b> |
| 55-68 | <b>D</b>      | <b>59 D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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**Dee Atkinson & Harrison**





# 27 North Street, Nafferton, YO25 4JW

## DESCRIPTION

Occupying a generous size plot, 27 North Street is a true gem situated in the popular village of Nafferton. Having undergone an extensive renovation by the current owners, they have meticulously upgraded everything throughout whilst keeping the charm and character of it being an older property. Move in ready and presented to a high standard, this would be ideal for a variety of different buyers. Viewings are HIGHLY essential! The property briefly comprises:- entrance hall, living room, open plan kitchen/diner/lounge, first floor landing with three bedrooms, shower room, secondary WC, large rear garden with garage, kitchen 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 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, a tea shop and Beacon status primary school together with a thriving sports club/ community centre and Doctors surgery.



## THE ACCOMMODATION COMPRISES: ENTRANCE HALL

Warm and welcoming entrance hall with door to the front aspect, stairs leading to the first floor landing, understairs cupboard, tiled flooring, radiator and power points.

## LIVING ROOM- 12'1 (3.68m) x 13'4 (4.06m)

Bay window to the front aspect, feature fireplace, fitted carpets, radiator, TV point and power points.

## OPEN PLAN KITCHEN/DINER/LOUNGE- 22'5 (6.83m) x 11'10 (3.61m)

A stunning open plan area which has been enhanced by the current owners to create a light, bright and sociable space. The kitchen part benefits from windows to the rear aspect, exposed beams, a range of modern and stylish high gloss wall and base units with solid oak worktop, belfast sink with mixer tap and pull out spout, integrated fridge/freezer, integrated slimline dishwasher and washing machine, built in eye-level oven and separate microwave oven, induction hob, extractor hood and tiled flooring. This then opens up to the living/dining space which has beautifully exposed beams, exposed brick fireplace with log burning stove and wood mantle piece, additional high gloss base units for storage, tiled flooring, radiators, TV point and power points.

## FIRST FLOOR LANDING

Window to the side aspect, fitted carpets and power point. There is also access to the loft.

## BEDROOM ONE- 12'1 (3.68m) x 11'11 (3.63m)

Well appointed double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

## BEDROOM TWO- 11'9 (3.58m) x 12'1 (3.68m)

Another good size double bedroom with window to the rear over looking the garden,

fitted carpets, radiator, TV point and power points.

## BEDROOM THREE- 10'3 (3.12m) x 5'9 (1.75m)

Window to the rear aspect, wall mounted storage cupboard, fitted carpets, radiator, TV point and power points.

## SHOWER ROOM

Newly fitted and modern shower room with opaque window to side aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, inbuilt sink with vanity unit and wall mounted mirror with LED lighting, large walk in shower, tiled flooring, heated towel rail and extractor fan.

## WC

Opaque window to the front aspect, partially panelled walls, tiled splash back, traditional style high level WC, wall mounted sink, radiator and extractor fan.

## GARDEN

The main focal point of this property is the stunning West facing garden which has been landscaped to perfection. Mostly laid with lawn, decking area to the immediate rear with brick built barbeque, brick path leading down to an enclosed pond, planted shrub and borders throughout, multiple storage sheds and single detached garage with power and lighting. Beyond this, is an additional gravelled area which the parking is located and even a separate extra portion of garden which has been made into a vegetable patch with greenhouse. Both areas are fully secured with timber fencing and is gated.

## PARKING

Off street parking to the rear for one car with the potential for additional spaces. There is also on street parking to the front of the property.