



Approximate total area⁽¹⁾
982.41 ft²
91.27 m²

(1) Excluding balconies and terraces

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 RICS IPMS 3C standard.

GIRAFFE360



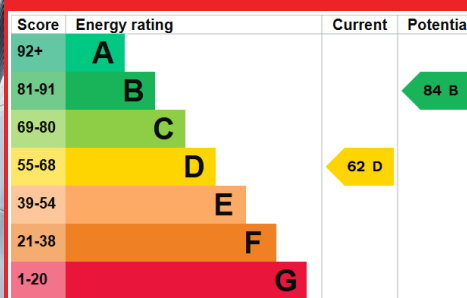
Understood to all be connected to mains.
Mains gas, water and electric.

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

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

Strictly by appointment with the sole agents
on 01377 241919.

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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8 Orchard Close, Nafferton, YO25 4LQ

DESCRIPTION
No onward chain! 8 Orchard Close is a two bedroom semi-detached bungalow in the sought after village of Nafferton. Boasting generous accommodation throughout, the property could benefit from some upgrading throughout but once completed would make a fantastic bungalow. Offering a well proportioned garden which is south facing, would be ideal for thoses who are green fingered! The property briefly comprises:- entrance hall, lounge/dining area, kitchen, conservatory, two bedrooms, bathroom, rear garden, storage shed 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- 2’8 (0.83m) x 9’7 (2.94m)**
Door to the side aspect, coving, two storage cupboards, fitted carpets, radiator and power points.
- LOUNGE/DINING AREA- 10’0 (3.06m) x 18’1 (5.53m)**
Large window to the front aspect, coving, feature tiled area that could house an electric style log burner, radiator, TV point and power points.
- KITCHEN- 9’7 (2.94m) x 12’9 (3.91m)**
Sliding door and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, washing machine and dishwasher, space for additional white goods, eye-level built in oven, electric hob, laminated flooring, radiator and power points.
- CONSERVATORY- 12’1 (3.70m) x 17’0 (5.19m)**
Large conservatory area with French doors to the rear aspect, additional door to the side aspect and windows to all three sides, wall mounted gas boiler, laminated flooring, radiator and power points.
- BEDROOM ONE- 9’5 (2.87m) x 10’8 (3.25m)**
Sliding doors to the rear aspect, fitted wardrobes, fitted carpets, radiator, TV point and power points.
- BEDROOM TWO- 8’11 (2.73m) x 10’2 (3.10m)**
Window to the front aspect, fitted carpets, radiator, TV point and power points.
- BATHROOM- 5’0 (1.53m) x 6’5 (1.96m)**
Opaque window to the side aspect, coving, fully tiled walls, four piece bathroom suite comprising:- low flush WC, wall mounted sink, bidet, shower cubicle, fitted carpets, radiator and extractor fan.
- GARDEN**
South facing garden which is mianly laid to lawn, patio area to the immediate rear with rasied beds, planted flowers and shrubs, timber fencing and gated side access.
- STORAGE SHEDS- 7’1 (2.16m) x 10’10 (3.32m)/7’3 (2.21m) x 12’2 (3.71m)**
There is a large storage shed to the side of the property which is timber built. There are windows to all three sides and double doors to the front aspect as well as power and lighting.
- PARKING**
Ample off street parking.