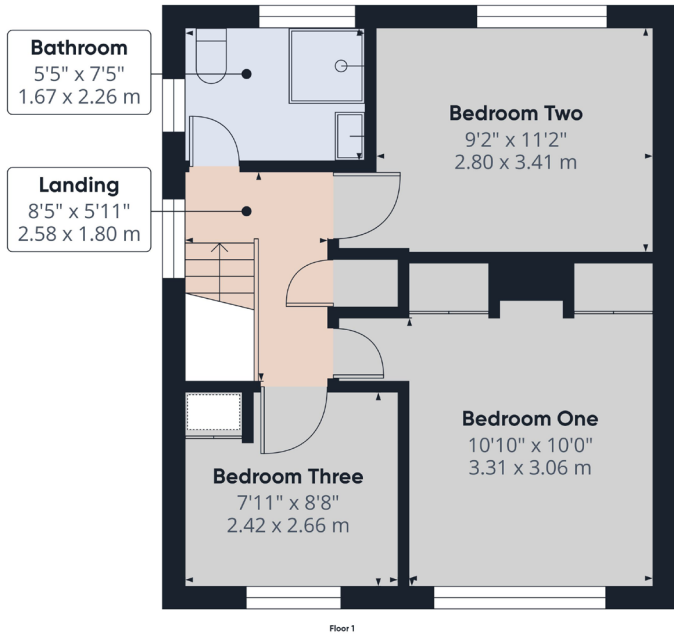


Approximate total area<sup>(1)</sup>  
666.49 ft<sup>2</sup>  
61.92 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAPPE360



Approximate total area<sup>(1)</sup>  
397.29 ft<sup>2</sup>  
36.91 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**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 'B'.

**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.



**Guide Price**  
**£170,000**

**5 Eastgate,**  
**Nafferton, YO25 4JY**



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Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**





## 5 Eastgate, Nafferton, YO25 4JY

Offered to the market with no onward chain and located in one of the most sought after villages, 5 Eastgate is a three bedroom semi-detached property. The accommodation throughout boasts space and is a blank canvas for any potential buyer to put their own stamp on it and make it a fantastic home for themselves.

The property briefly comprises:- entrance porch leading into the entrance hall, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms, shower room, garage, 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, Driffild, 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 PORCH- 3'0 (0.94m) x 6'10 (2.10m)**

Door and window to the front aspect and fitted carpets.

**ENTRANCE HALL- 10'4 (3.16m) x 6'0 (1.84m)**

Door to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator and power points.

**LOUNGE- 12'9 (3.91m) x 12'8 (3.88m)**

Window to the front aspect, coving, gas fire with tiled hearth and wooden surround, fitted carpets, radiator, TV point and power points.

**DINING ROOM- 9'3 (2.82m) x 9'3 (2.83m)**

Window to the rear aspect, fitted carpets, radiator and power points.

**KITCHEN- 9'2 (2.79m) x 9'4 (2.86m)**

Window to the rear aspect, tiled splash back, understairs storage cupboard with built in shelving, a range of wall and base units, one and a half sink with drainer unit, electric oven, electric hob, extractor hood, fitted carpets and power points.

**UTILITY ROOM- 8'10 (2.71m) x 8'4 (2.55m)**

Door and window to the rear aspect, a range of wall and base units, sink with drainer unit, plumbing for washing machine, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING- 8'5 (2.58m) x 5'11 (1.80m)**

Window to the side aspect, airing cupboard, fitted carpets and power points.

**BEDROOM ONE- 10'10 (3.31m) x 10'0 (3.06m)**

Double bedroom with window to the front aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

**BEDROOM TWO- 9'2 (2.80m) x 11'2 (3.41m)**

Another double bedroom with window to the rear aspect, free standing wardrobe, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 7'11 (2.42m) x 8'8 (2.66m)**

Window to the front aspect, built in wardrobe, fitted shelving, fitted carpets, radiator and power points.

**SHOWER ROOM- 5'5 (1.67m) x 7'5 (2.26m)**

Opaque window to the rear aspect, partially tiled walls, low flush WC, sink with pedestal, electric shower, wet wall flooring, radiator and extractor fan.

**GARAGE- 17'0 (5.19m) x 9'0 (2.76m)**

Sliding garage door to the front with pedestrian door into the house to the rear aspect, wall mounted gas boiler, power and lighting.

### GARDEN

East facing garden which is mainly laid with lawn, patio area to the immediate rear with walkway down to the bottom of the garden which has a greenhouse, space to plant flowers/shrubs or vegetables, two storage sheds and gated side access.

### PARKING

Off street parking for one car.