











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.





Offers In Region Of £199,950



Dee Atkinson & Harrison

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30 St. Quintin Field, Nafferton, YO25 4PD



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DESCRIPTION

An opportunity to purchase a brilliant first home or investment which has been upgraded by the vendors to create a modern and comtemporary property. 30 St Quintin Field has been lovingly maintained throughout and is beautifully presented with well proportioned accommodation. Benefitting from a south facing garden and off street parking, its situated in a sought after village location close to the local schools and village shops.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, WC, conservatory, first floor landing with two double bedrooms, bathroom, rear garden, detached garage and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities 😹 dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3'2 (0.98m) x 4'3 (1.29m) Double bedroom with window to the front aspect, coving, built in wardrobes with sliding Door to the front aspect with window to the mirrored doors, radiator, TV point and power side, coving, vinyl flooring, radiator and power points. points.

LOUNGE- 13'0 (3.97m) x 13'5 (4.10m)

Another double bedroom with window to the A very homely living space with window to rear aspect, coving, built in wardrobes with the front aspect, coving, stairs leading to the sliding mirrored doors and shelving, fitted first floor landing, understairs cupboard, fitted carpets, radiator< TV point and power points. carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 9'8 (2.96m) x 13'5 (4.10m)

Good size family bathroom with opaque window to the side aspect, built in storage Well presented and modern kitchen/dining cupboard, partially tiled walls, three piece space with door and windows to the rear bathroom suite comprising:- low flush WC, sink aspect, tiled splash back, a range of wall and with pedestal, panelled bath with over head base units, one and a half sink with drainer unit, shower and glass shower screen, laminated flooring, heated towel rail and extractor fan. space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor fan, laminted flooring, radiator and power points. GARDEN

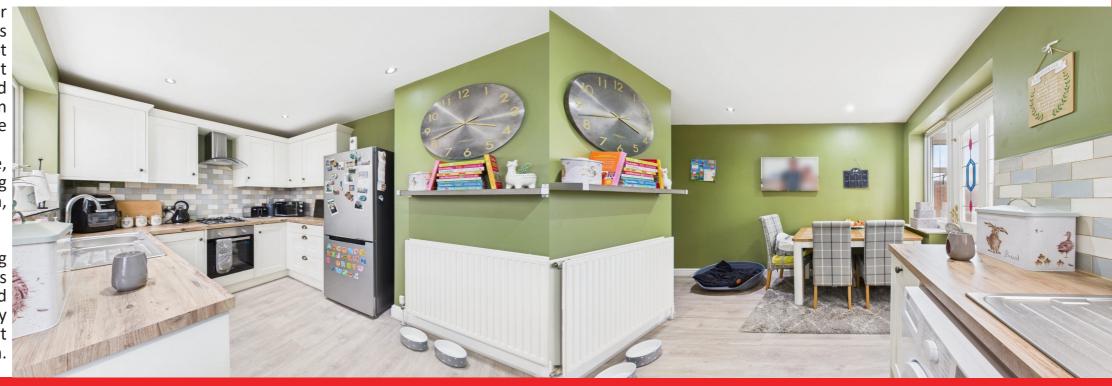
WC- 5'0 (1.52m) x 2'11 (0.91m) Well proportioned south facing garden which is mainly laid with lawn, patio area to the immediate rear and secondary patio area, Low flush WC, tiled splash back with wall mounted sink, laminated flooring, radiator and raised beds, timber fencing and gated side extractor fan. access.

CONSERVATORY- 7'6 (2.30m) x 11'9 (3.59m) GARAGE- 18'3 (5.57m) x 9'0 (2.75m)

Door to the rear aspect, windows to all three Up and over door, side pedestrian door, power sides, laminated flooring, space for white and lighting. good, laminated flooring and power points.

FIRST FLOOR LANDING- 6'5 (1.96m) x 3'6 (1.09m)

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



BEDROOM ONE- 9'7 (2.94m) x 13'3 (4.05m)

BEDROOM TWO- 7'11 (2.43m) x 11'0 (3.36m)

BATHROOM- 4'11 (1.50m) x 9'6 (2.92m)

PARKING

Off street parking for two cars.