



Approximate total area*
472.69 sq ft
46.5 m²

(*) 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 1995, RICS Standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS 1995 RICS.

DRATTS360



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.



Offers In Region Of
£199,950

30 St. Quintin Field,
Nafferton, YO25 4PD



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30 St Quintin Field, Nafferton, YO25 4PD

DESCRIPTION

An opportunity to purchase a brilliant first home or investment which has been upgraded by the vendors to create a modern and contemporary 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

Drifffield 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)

Door to the front aspect with window to the side, coving, vinyl flooring, radiator and power points.

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

A very homely living space with window to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator, TV point and power points.

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

Well presented and modern kitchen/dining space with door and windows to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, gas hob, extractor fan, laminted flooring, radiator and power points.

WC- 5'0 (1.52m) x 2'11 (0.91m)

Low flush WC, tiled splash back with wall mounted sink, laminated flooring, radiator and extractor fan.

CONSERVATORY- 7'6 (2.30m) x 11'9 (3.59m)

Door to the rear aspect, windows to all three sides, laminated flooring, space for white 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)

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

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

Another double bedroom with window to the rear aspect, coving, built in wardrobes with sliding mirrored doors and shelving, fitted carpets, radiator< TV point and power points.

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

Good size family bathroom with opaque window to the side aspect, built in storage cupboard, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, laminated flooring, heated towel rail and extractor fan.

GARDEN

Well proportioned south facing garden which is mainly laid with lawn, patio area to the immediate rear and secondary patio area, raised beds, timber fencing and gated side access.

GARAGE- 18'3 (5.57m) x 9'0 (2.75m)

Up and over door, side pedestrian door, power and lighting.

PARKING

Off street parking for two cars.