



Approximate total area⁹
648.41 ft²
60.24 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 1C standard.

GRAPPE360

Approximate total area⁹
530.67 ft²
49.3 m²

(1) Excluding balconies and terraces

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GRAPPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 'E'.

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
£345,000

35 West End Falls,
Nafferton, YO25 4QA



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Dee Atkinson & Harrison



35 West End Falls, Nafferton, YO25 4QA

DESCRIPTION

A great opportunity to purchase a beautifully presented four bedroom detached family home located in a sought after village, 35 West End Falls has been kept in immaculate condition throughout. Boasting two reception rooms which are versatile and ideal for a home office/study, the property is very well proportioned both internally and externally. The property externally sits back from the road and has a landscaped garden which are ideal for entertaining.

The property briefly comprises:- entrance hall, WC, lounge, study, kitchen, utility room, first floor landing with primary bedroom and en-suite, three additional bedrooms, family bathroom, rear garden detached single garage 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- 5'0 (1.54m) x 12'1 (3.70m)

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

LOUNGE- 19'6 (5.96m) x 11'7 (3.54m)

Spacious and bright living area with French doors to the rear aspect, bay window to the front, coving, gas fireplace with marble hearth and wooden surround with mantle piece, fitted carpets, radiator, TV point and power points.

OFFICE- 6'9 (2.08m) x 9'10 (3.02m)

Ideal for working from home with window to the front aspect, coving, fitted carpets, radiator and power points.

KITCHEN- 11'11 (3.64m) x 11'8 (3.57m)

Window to the rear aspect, coving, a range of wall and base units with splash back, one and a half sink with drainer unit, integrated fridge/freezer, plumbing for dishwasher, electric oven, electric hob, extractor hood, wood effect laminated flooring, radiator and power points.

UTILITY ROOM- 5'3 (1.61m) x 6'2 (1.89m)

Door to the side aspect, coving, wall mounted gas boiler, a range of wall and base units, inset sink, plumbing for washing machine, fitted carpets, radiator and power points.

WC- 6'10 (2.09m) x 4'5 (1.35m)

Opaque window to the front aspect, coving, low flush WC, sink with pedestal, tiled splash back and mixer tap, fitted carpets and radiator.

FIRST FLOOR LANDING- 6'7 (2.03m) x 9'8 (2.95m)

Window to the rear aspect, coving, built in storage cupboard, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 11'1 (3.39m) x 11'7 (3.54m)

Double bedroom with window to the front aspect, coving, built in wardrobes and bed side

cabinets, fitted carpets, radiator and power points.

EN-SUITE- 7'11 (2.43m) x 5'1 (1.57m)

Opaque window to the side aspect, coving, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle with rainfall shower head, fitted carpets, heated towel rail and extractor fan.

BEDROOM TWO- 9'9 (2.99m) x 9'10 (3.01m)

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

BEDROOM THREE- 9'5 (2.88m) x 8'9 (2.68m)

Window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM FOUR- 8'3 (2.52m) x 6'2 (1.90m)

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

BATHROOM- 6'0 (1.83m) x 8'6 (2.60m)

Opaque window to the front aspect, coving, wet wall panelling, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer taps, panelled bath with over head shower, fitted carpets, heated towel rail and extractor fan.

GARDEN

East facing garden which is mainly laid with lawn, patio area, fully secure walled garden with outdoor lighting and gated side access.

DETACHED SINGLE GARAGE- 18'6 (5.66m) x 8'7 (2.62m)

Up and over door, side pedestrian door, space for white good, additional roof space, power and lighting.

PARKING

Off street parking for two cars.