



Guide Price
£177,500

8 Westgate Meadows,
Nafferton, YO25 4LZ



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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DESCRIPTION

Brought to the market with no onward chain, 8 Westgate Meadows is a beautifully presented, move in ready two bedroom semi-detached bungalow. In recent years, the property has undergone a full renovation by the current owners to modernise and bring up to a high standard. Offering a welcoming entrance, it lets through an abundance of light and is perfect for those looking to downsize in a sought after village location. The property briefly comprises:- entrance into the kitchen, hallway, lounge, two bedrooms, shower room, rear garden, car port 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 INTO:

KITCHEN- 12'2 (3.73m) x 9'10 (3.00m)

Door to the side aspect, window to the front, inset spotlights, coving, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, integrated fridge/freezer, integrated microwave, plumbing for washing machine, gas oven and hob with splash back, extractor hood, wood effect laminated flooring, radiator and power points.

HALLWAY

Inset spotlights, coving, wood effect laminated flooring and power points. There is also access to the loft.

LOUNGE- 16'5 (5.02m) x 10'1 (3.08m)

Light and bright living area with large window to the front aspect, coving, wall lighting, log burner with stone hearth, wood effect laminated flooring, radiator, TV point and power points.

BEDROOM ONE- 10'11 (3.34m) x 10'10 (3.31m)

French doors to the rear aspect, coving, wood effect laminated flooring,

radiator, TV point and power points.

BEDROOM TWO- 7'11 (2.43m) x 7'5 (2.28m)

Window to the rear aspect, built in wardrobes, wood effect laminated flooring, radiator and power points.

SHOWER ROOM- 7'6 (2.31m) x 5'0 (1.53m)

Opaque window to the side aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, walk in shower, tiled flooring, heated towel rail and extractor fan.

GARDEN

South-West facing garden which is mainly laid to lawn, patio area to the immediate rear, gravelled area, garden shed, timber fencing ensuring a fully secure garden with gated side access.

PARKING

Off street parking for two cars. There is also a car port to the side aspect for additional space.