

Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
717 ft²
66.5 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 3C standard.

GIRAFFE360



Asking Price
£173,950

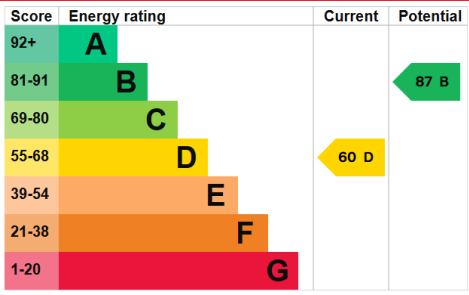
12 Westgate Meadows,
Nafferton, YO25 4LZ



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.



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12 Westgate Meadows, Driffield, YO25 4LZ

DESCRIPTION

Brought to the market with no onward chain, 12 Westgate Meadows is a well presented two bedroom semi-detached bungalow. This is a perfect property for those looking to downsize but still enjoy a light, bright and spacious home that they can make their own. Neutrally decorated throughout, this would appeal to a variety of different buyers and is modern and move in ready.

The property briefly comprises:- entrance into a kitchen, hallway, lounge, two double bedrooms, bathroom, rear garden detached 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 INTO:

KITCHEN- 12'1 (3.70m) x 9'8 (2.96m)

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

HALLWAY- 7'4 (2.25m) x 2'9 (0.86m)

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

LOUNGE- 16'6 (5.03m) x 10'0 (3.05m)

Window to the front aspect, coving, inset electric feature fireplace, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 10'10 (3.31m) x 10'9 (3.29m)

Double bedroom with window to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM TWO- 7'10 (2.40m) x 8'10 (2.71m)

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

BATHROOM- 7'5 (2.28m) x 5'0 (1.55m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower attachment, vinyl flooring, radiator and extractor fan.

GARDEN

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

GARAGE- 20'3 (6.20m) x 8'0 (2.45m)

Detached single garage with up and over door, side pedestrian door, power and lighting.

PARKING

Off street parking for two cars.