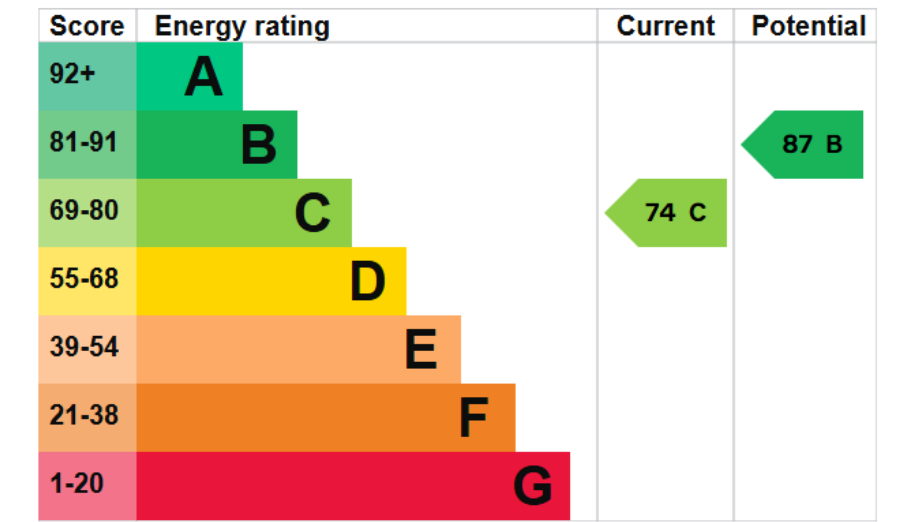
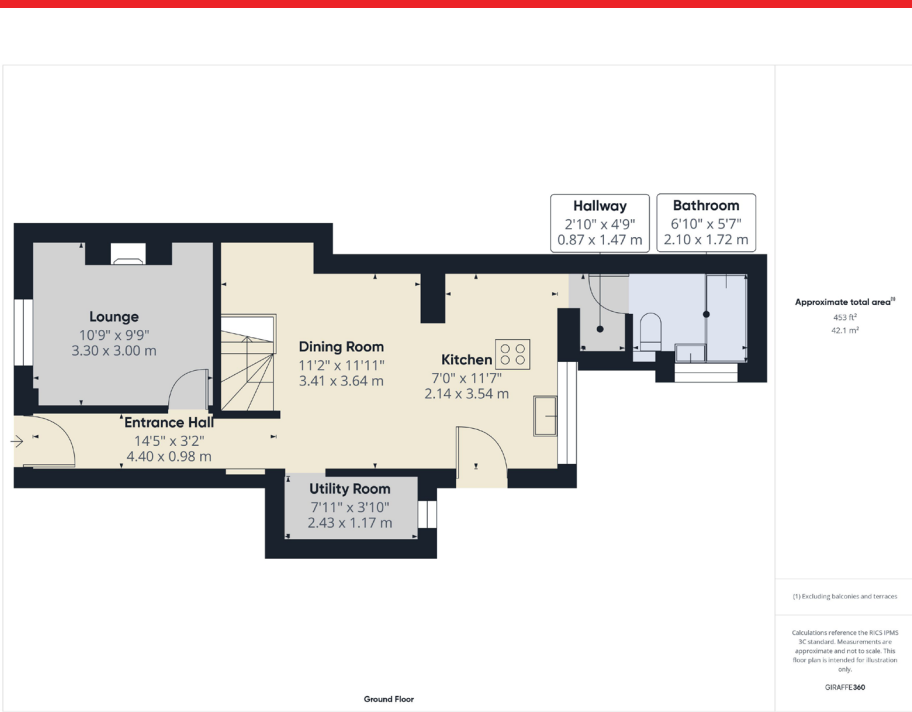




SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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
£175,000

40 Middle Street,
Nafferton, YO25 4JS



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



40 Middle Street, Nafferton, YO25 4JS

DESCRIPTION

Brought to the market with no onward chain, 40 Middle Street is a well presented and spacious three bedroom mid terrace. Located in a sought after village, there is ample scope for any potential buyer to move in and put their own stamp on it. Boasting a fantastic private garden the property sits on a lovely size plot and would appeal to a variety of different buyers. The property briefly comprises:- entrance hall, lounge, dining/ kitchen area, hallway leading to a bathroom, first floor landing with three bedrooms, rear garden and on 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- 14'5 (4.40m) x 3'2 (0.98m)

Door to the front aspect, fitted carpets, radiator and power points.

LOUNGE- 10'9 (3.30m) x 9'9 (3.00m)

Window to the front aspect, built in shelving, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 7'0 (2.14m) x 11'7 (3.54m)/11'2 (3.41m) x 11'11 (3.64m)

Door to the side aspect, window to the rear aspect, coving, inset spotlights, stairs leading to the first floor landing, oak kitchen with wall and base units, breakfast bar and wooden worktops, Belfast sink, space for white goods, plumbing for washing machine, double electric oven and electric hob, partially fitted with carpets and partially tiled flooring, radiator and power points.

UTILITY- 7'11 (2.43m) x 3'10 (1.17m)

Window to the rear aspect, tiled flooring and power points.

HALLWAY- 2'10 (0.87m) x 4'9 (1.47m)

Wall mounted gas boiler, storage cupboard and tiled flooring.

BATHROOM- 6'10 (2.10m) x 5'7 (1.72m)

Opaque window to the side aspect, fully tiled walls, three piece bathroom suite

comprising:- low flush WC, sink with pedestal, panelled bath, storage shelving, tiled flooring, heated towel rail and extractor fan.

FIRST FLOOR LANDING

Fitted carpets.

BEDROOM ONE- 10'11 (3.33m) x 13'4 (4.08m)

Window to the front aspect, built in cupboard ideal for hanging clothing, fitted carpets, radiator and power points.

BEDROOM TWO- 7'3 (2.22m) x 11'10 (3.63m)

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

BEDROOM THREE- 8'6 (2.61m) x 9'0 (2.75m)

Skylight, fitted carpets, radiator and power points.

GARDEN

East facing garden which is a blank canvas for anyone to make their own. It offers a patio area to the immediate rear ideal for seating, partially fenced with partial brick wall making it fully secure with gated side access.

PARKING

On street parking.