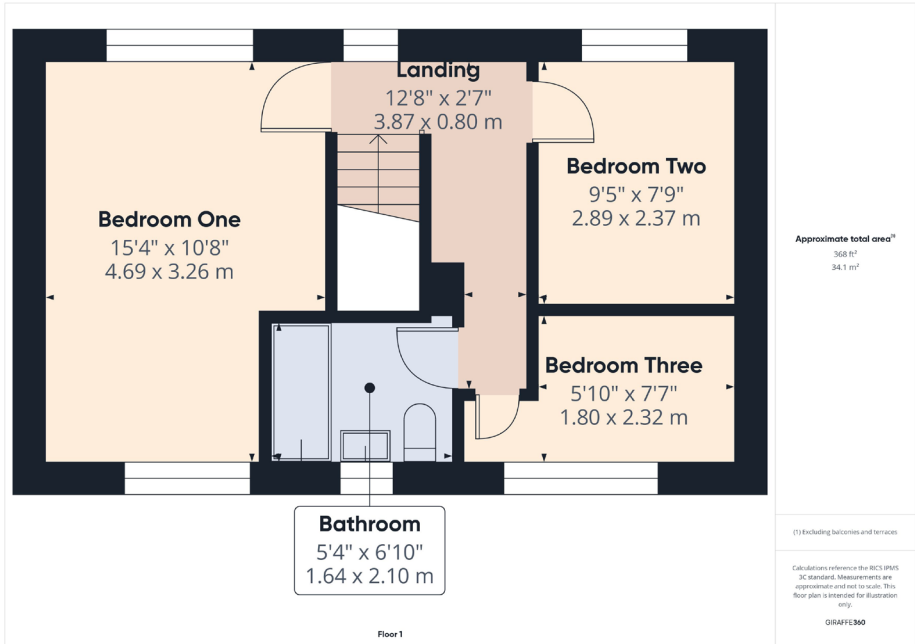
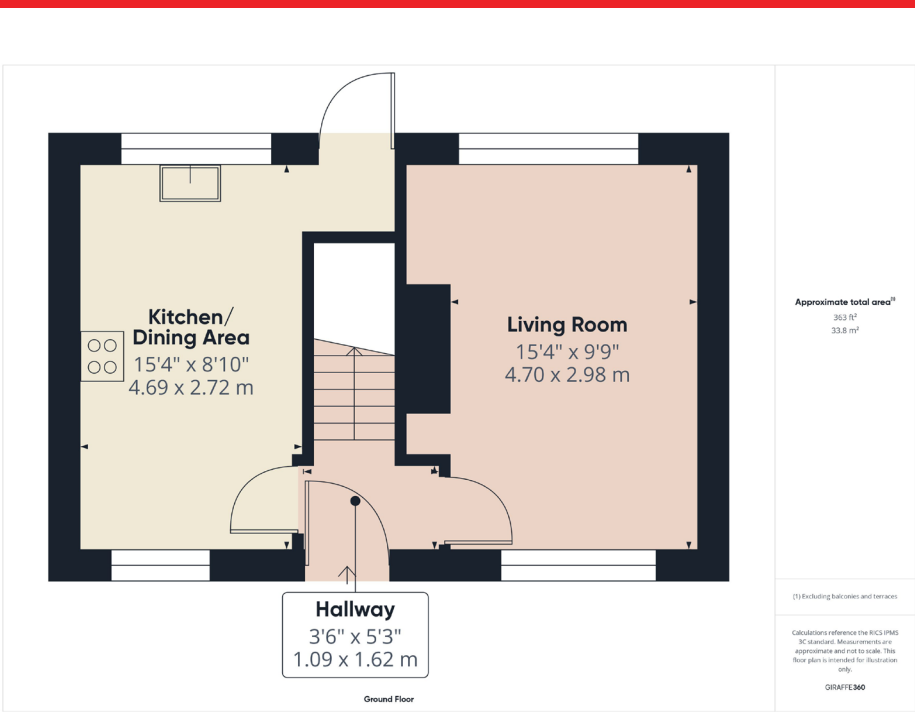




Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Asking Price
£190,000

**12 Eastgate,
Nafferton, YO25 4JY**

SERVICES
Air source heat pump. The property benefits from solar panels.

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 'A'.

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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Dee Atkinson & Harrison



12 Eastgate, Nafferton, YO25 4JY

DESCRIPTION

Brought to the market with no onward chain, 12 Eastgate is a well presented and spacious three bedroom mid terrace. Its modern and stylish throughout whilst boasting a stunning large garden ideal for those who enjoy plenty of outside space. Located in a sought after area, this property appeals to a variety of different buyers and we highly recommend viewings to fully appreciate what this home has to offer.

The property briefly comprises:- entrance hall, lounge, kitchen/dining area, first floor landing with three bedrooms, family bathroom, rear garden and ample 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- 3'6 (1.09m) x 5'3 (1.62m)

Door to the front aspect, stairs leading to the first floor landing, laminated flooring and power points.

LOUNGE- 15'4 (4.70m) x 9'9 (2.98m)

Windows to the front and rear aspect, feature fireplace, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 15'4 (4.69m) x 8'10 (2.72m)

Windows to the front and rear aspect, tiled splash back, a range of wall and base units with wood effect worktops, one and a half sink with drainer unit, space for fridge/freezer, plumbing for washing machine, electric oven, electric hob, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 12'8 (3.87m) x 2'7 (0.80m)

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

BEDROOM ONE- 15'4 (4.69m) x 10'8 (3.26m)

Large double bedroom with window to the front and rear aspect, fitted carpets, radiator and power points.

BEDROOM TWO- 9'5 (2.89m) x 7'9 (2.37m)

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

BEDROOM THREE- 5'10 (1.80m) x 7'7 (2.32m)

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

BATHROOM- 5'4 (1.64m) x 6'10 (2.10m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower and glass shower screen, laminated flooring, radiator and extractor fan.

GARDEN

West facing garden which is beautifully presented and is mainly laid to lawn with patio area to the immediate rear, planted trees, flowers and shrubs throughout, pergola area for seating, pond, timber fencing and gated access.

PARKING

Gravelled off street parking for multiple cars.