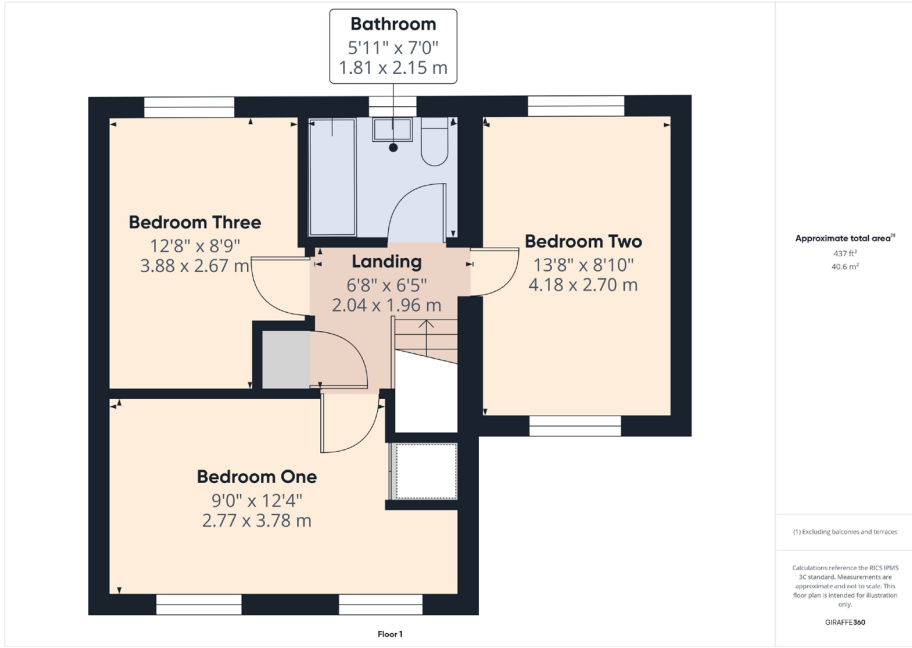
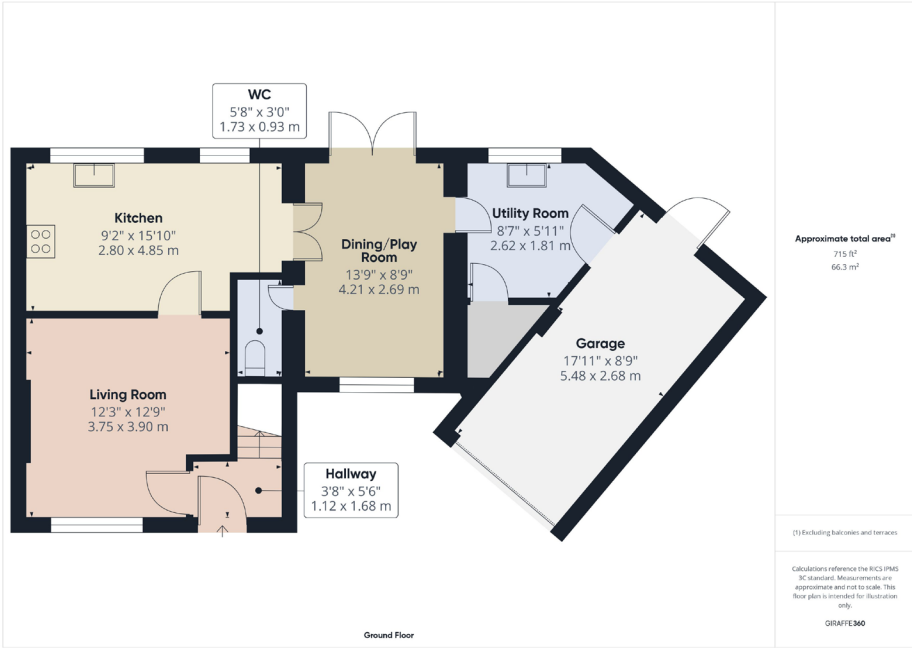




Asking Price
£265,000

17 Manor Close,
Nafferton, YO25 4HG

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.





17 Manor Close, Nafferton, YO25 4HG

DESCRIPTION

Brought to the market in impeccable condition, 17 Manor Close is a beautifully presented, three double bedroom semi-detached property. The current owners over the years have extended and upgraded throughout to create a modern and contemporary home. Perfect for any growing family or a potential buyer looking to downsize without compromising on space, this home is stylish and sizeable both internally and externally. The property boasts a comfortable layout and seamlessly flows from room to room.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/breakfast area leading into a dining/play room, separate utility space, first floor landing with three double bedrooms, family bathroom, rear garden, 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- 3'8 (1.12m) x 5'6 (1.68m)

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

LOUNGE- 12'3 (3.75m) x 12'9 (3.90m)

Cosy living space with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

KITCHEN/BREAKFAST AREA- 9'2 (2.80m) x 15'10 (4.85m)

Modern and stylish with windows to the rear aspect, inset spotlights, a range of shaker style wall and base units with breakfast bar and wood effect worktops, one and a half sink with drainer unit, two integrated fridge's, integrated dishwasher, electric oven, gas hob with splash back, extractor hood, vinyl flooring, radiator and power points.

DINING ROOM/PLAY ROOM- 13'9 (4.21m) x 8'9 (2.69m)

A versatile reception room with French doors to the rear leading out to the garden, window to the front aspect, vinyl flooring, radiator and power points.

WC- 5'8 (1.73m) x 3'0 (0.93m)

Low flush WC, sink with vanity unit and splash back, vinyl flooring, radiator and extractor fan.

UTILITY ROOM- 8'7 (2.62m) x 5'11 (1.81m)

Window to the rear aspect, pedestrian door into the garage, built in storage cupboard, wall mounted gas combi boiler, a range of base units with worktop, sink with drainer unit, plumbing for washing machine, space for additional white goods, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 6'8 (2.04m) x 6'5 (1.96m)

Built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 9'0 (2.77m) x 12'4 (3.78m)

Dual windows to the front aspect, coving, built in storage cupboard, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 13'8 (4.18m) x 8'10 (2.70m)

Another good size bedroom with window to the front and rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 12'8 (3.88m) x 8'9 (2.67m)

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

BATHROOM- 5'11 (1.81m) x 7'0 (2.15m)

Opaque window to the rear aspect, partially tiled walls, modern three piece bathroom suite comprising:- low flush WC, wall mounted sink with tiled splash back and mixer tap, panelled bath with over head shower, vinyl flooring, heated towel rail and extractor fan.

GARDEN

South facing garden which is mainly laid with lawn, patio area to the side aspect, two timber built storage/garden sheds, plannted flowers and shrubs with timber fencing ensuring a fully enclosed garden.

GARAGE- 17'11 (5.48m) x 8'9 (2.68m)

Single garage with up and over door, rear pedestrian door, power and lighting.

PARKING

Off street parking for two cars.