

Bedroom One

13'2" x 16'6"

4.02 x 5.05 m

Bathroom

6'9" x 10'0"

2.07 x 3.06 m

Hallway

3'11" x 12'6"

1.22 x 3.82 m

Bedroom Two

9'11" x 12'6"

3.04 x 3.82 m

Lounge

21'1" x 13'2"

6.45 x 4.03 m

Sunroom

12'2" x 10'2"

3.73 x 3.12 m

Kitchen

12'6" x 14'11"

3.82 x 4.56 m

Garage

9'0" x 18'3"

2.75 x 5.58 m

Approximate total area⁽¹⁾

1183 ft²

109.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Asking Price

£249,950

2 West End Gardens,
Nafferton, YO25 4QE

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 'D'.

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

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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2 West End Gardens, Nafferton, YO25 4QE

Brought to the market with NO ONWARD CHAIN! 2 West End Gardens is a two double bedroom detached bungalow located in the sought after village of Nafferton. The property has been kept in pristine condition and just undergone a full re-decoration to freshen it up throughout. With enclosed South facing garden and spacious rooms throughout, this would be a great property for a potential buyer looking to downsize without compromising on space.

The property briefly comprises:- entrance into a kitchen/dining area, hallway leading to a living area, sun room, two double bedrooms and family bathroom. There is also a rear garden with single garage and off street parking to the front.

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/DINING AREA

Door and window to the front aspect, window to the rear aspect, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integral undercounter fridge, integral dishwasher, plumbing for washing machine, electric oven, electric hob, extractor hood, tiled flooring, radiator and power points.

HALLWAY

Coving, fitted carpets, radiator and power points.

LOUNGE

Light bright and spacious living area with French doors to the rear aspect, windows to rear and side aspect, coving, gas fireplace (disconnected) with brick surround and hearth, fitted carpets, radiator, TV point and power points.

SUNROOM

Fabulous addition to the property with French doors to the rear aspect, windows to the other two aspects, tiled flooring, radiator, TV point and power points.

BEDROOM ONE

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

BEDROOM TWO

A secondary double bedroom with window to the side aspect, coving, fitted carpets, radiator, TV point and power points.

BATHROOM

Opaque window to the side aspect, partially tiled walls, dado rail, four piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath, shower cubicle, vinyl flooring, radiator and extractor fan.

GARDEN

South facing garden which is of ample size and is mainly laid with lawn, patio area to the immediate rear, planted flowers and shrubs, timber fencing ensuring it's secure and gated side access.

GARAGE

Up and over door, rear pedestrian door with window, wall mounted gas combi-boiler, power and lighting.

