



**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 '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.



**Asking Price**  
**£160,000**

**8 North Street,**  
**Nafferton, YO25 4JW**



56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

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**Dee Atkinson & Harrison**





## 8 North Street, Nafferton, YO25 4JW

A fully renovated and transformed cottage located in the sought after village of Nafferton! 8 North Street has been completely transformed into a beautifully presented home with cosy cottage vibes. Boasting a modern open plan floorplan with stylish kitchen, two neutrally decorated bedrooms and brand new shower room, the property is finished to a high standard with high quality fixtures and fittings. Providing turn key accommodation, we highly recommend viewings to fully appreciate.

The property briefly comprises:- entrance in a lounge, dining room, kitchen, first floor landing, two bedrooms, shower room, rear yard, separate 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 INTO:

**LOUNGE- 11'11 (3.65m) x 11'8 (3.57m)**

Door and window to the front aspect, exposed beams, stairs leading to the first floor landing, log burning stove with mantel piece and tiled hearth, solid oak flooring, electric radiator, TV point and power points.

**KITCHEN/DINING ROOM- 9'5 (2.89m) x 11'10 (3.61m)/7'6 (2.31m) x 5'10 (1.80m)**

Door to the side aspect and window to the rear, exposed beams, built in cupboard housing the gas combi boiler, tiled splash back, a range of wall and base units with under counter lighting, built in wine rack and breakfast bar area, sink with drainer unit and mixer tap, plumbing for washing machine, oven with gas hob, splash back, extractor fan, solid oak flooring, radiator and power points.

**FIRST FLOOR LANDING- 11'1 (3.39m) x 3'2 (0.97m)**

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

**BEDROOM ONE- 12'0 (3.66m) x 8'10 (2.69m)**

Double bedroom with window to the

front aspect, coving, built in cupboard, fitted carpets, radiator and power points.

**BEDROOM TWO- 9'5 (2.89m) x 8'5 (2.58m)**

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

**SHOWER ROOM- 7'1 (2.16m) x 5'9 (1.77m)**

Opaque window to the rear aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, large walk in shower with separate shower head, ceramic tile flooring with under floor heating and heated towel rail.

### REAR YARD

To the immediate rear of the property is a yard which has patio and raised bed with planted flowers and shrubs.

### GARDEN

Separate from the property is a North facing garden which is a blank canvas for any buyer to make it their own. There is a storage shed, patio area and gated access.

### PARKING

On street parking.