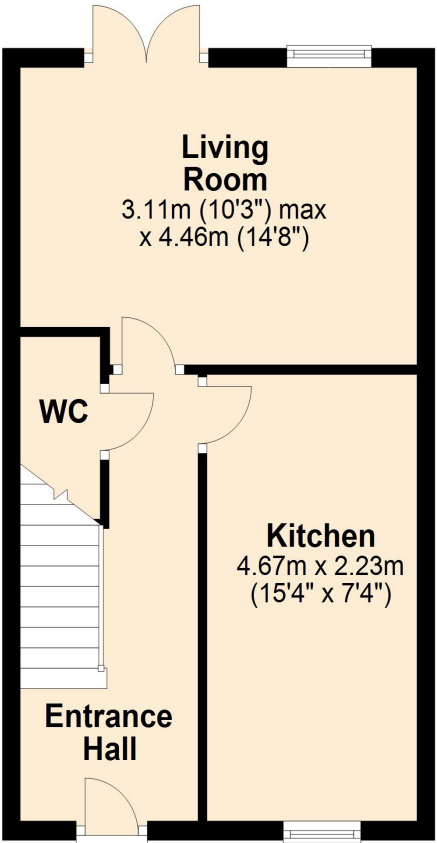


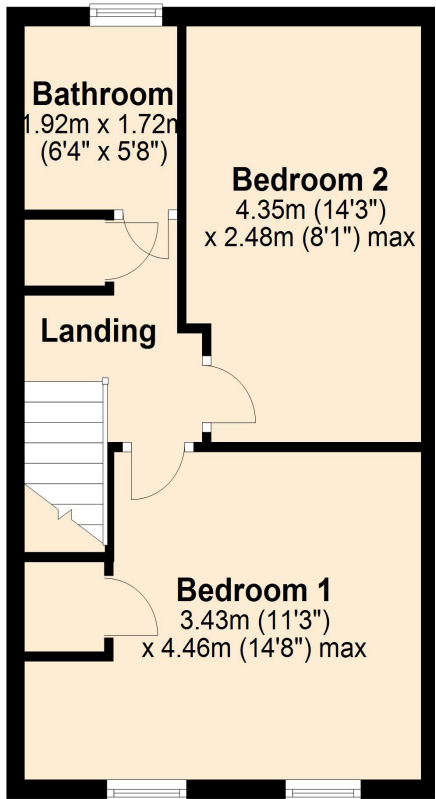
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



First Floor

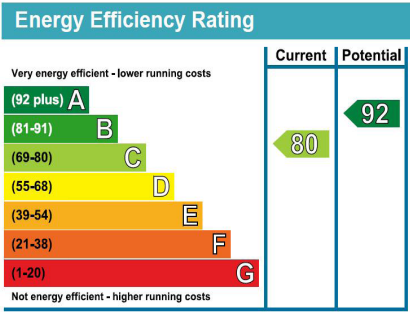
Approx. 34.5 sq. metres (371.3 sq. feet)



£100,000

3 Mill Chase,
Nafferton

Total area: approx. 69.4 sq. metres (746.7 sq. feet)



SERVICES

All main services are connected to the property.

TENURE

The property is leasehold and offered with the benefit of vacant possession upon completion. Full details of the lease are available upon request.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation 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.



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Dee Atkinson & Harrison



3 Mill Chase, Nafferton YO25 4PE

DESCRIPTION

A superb opportunity to get on to the property ladder with this two bedroom modern house situated in the extremely popular village of Nafferton. This property is offered under a shared ownership scheme with Yorkshire Housing and comprises the following centrally heated and double glazed accommodation: Entrance hall, WC, kitchen, sitting room, two double bedrooms and bathroom. Outside the property is complimented by two off street parking spaces and a courtyard garden. An early opportunity to view should not be missed.

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 Beverley, Driffeld, Hull, Bridlington and Scarborough. The village has a good range of facilities including Post Office, newsagent, convenience store, fish and chip shop, hairdressers, public houses and primary school together with a thriving sports club and a Doctors surgery.



THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

With single radiator, thermostat for the central heating and smoke detector.

WC

Fitted with a low level WC, pedestal wash hand basin, single radiator and extractor fan.

KITCHEN

Fitted with an attractive range of modern units including stainless steel sink, electric fan assisted oven and four ring gas hob with extractor over, base and wall units, space for standing a fridge/freezer, plumbing for an automatic washing machine, double radiator and dining area.

LIVING ROOM

With two double radiators, TV aerial point and French doors to the garden.

FIRST FLOOR

LANDING

With single radiator, access to the part boarded roof space, airing cupboard housing the hot water tank and gas central heating boiler.

BEDROOM ONE

With double radiator, TV aerial point, telephone point, built-in wardrobes and over stairs storage cupboard.

BEDROOM TWO

With double radiator and TV aerial point.

BATHROOM

With white suite including a panelled bath with electric shower and curtain over, low level WC, pedestal wash hand basin, vanity light, shaver point, single radiator and extractor fan.



OUTSIDE

To the front of the property a long tarmac drive which provides off street parking for two cars. There is also a wooden wheelie bin store, small lawn and flower border.

To the rear is a small fully enclosed area of low maintenance garden including a paved patio, raised border and timber garden shed.

SHARED OWNERSHIP

This property is offered under a shared ownership scheme with Yorkshire Housing whereby you purchase an 80% share of the property. This is why the asking price is so attractive as it is 80% of the full value of the property. You get a mortgage just like with any other property but unlike many other shared ownership schemes you don't pay any rent for the other 20%. This fantastic scheme allows first time buyers to get a foot on the property ladder at an affordable price. Further details are available on request.