



**10 Lowthorpe Lane**  
**Nafferton, Driffield, East Yorkshire YO25 4JX**  
**Offers over £170,000**

**WP** WOOLLEY  
& PARKS



\*\*\* A SEMI DETACHED TRUE BUNGALOW IN THE POPULAR WOLDS VILLAGE OF NAFFERTON - NO ONWARD CHAIN \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Standing in a pleasant position within this sought after village, enjoying convenient access to a range of amenities, this semi detached true bungalow is offered to the market with the added benefit of NO ONWARD CHAIN. With scope for a degree of cosmetic updating, and with potential for loft conversion, the accommodation briefly comprises of Entrance Hall, Lounge, Breakfast Kitchen, Wet Room and Two Bedrooms. A reasonably sized plot provides a front garden, with driveway parking extending along the side of the property, and a rear garden enjoying a south-facing aspect.



### **Entrance Hall**

A modern composite entrance door, with double glazed panel detail, opens from the side elevation into an 'L' shaped hallway, with fitted carpet, ceiling coving, radiator, built-in storage cupboard and loft access hatch.

### **Lounge** 15'6" x 10'11" (4.72m x 3.33m)

A nicely proportioned reception room features ceiling coving, radiator, TV point, fitted carpet and a timber framed window with exterior door opening to the rear garden.

### **Kitchen** 12'1" x 9'2" (3.68m x 2.79m)

Updated and smartly fitted with a comprehensive range of base, wall and drawer units in a Shaker finish, with woodgrain effect laminate worktops, composite sink unit and splash back tiling. Integrated appliances include an electric oven and a gas hob with stainless steel extractor hood above. There are recess spaces to accommodate freestanding white goods, and the central heating boiler stands in one corner. With tiled flooring, double glazed window to the rear elevation and a double glazed panel door opening to the rear garden.

### **Wet Room** 6'9" x 5'4" (2.06m x 1.63m)

A modified Wet Room with shower, pedestal wash basin and WC, towel radiator, extractor fan, attractive wall tiling and a double glazed window to the side elevation.

### **Bedroom** 13'10" x 10'10" (4.22m x 3.30m)

A generous double room with laminate flooring, radiator, fitted wardrobes and a double glazed window to the front elevation.

### **Bedroom** 9'10" x 9'2" (3.00m x 2.79m)

Also a good double room, with fitted carpet, radiator and a double glazed window to the front elevation.

### **External**

The property is approached over a driveway which extends along the side of the bungalow towards a sectional panel garage (in a state of disrepair).

### **Rear Garden**

The garden enjoys a southerly aspect and a pleasant outlook over adjoining grassed amenity land. With lawn, planting borders and established trees.

### **Tenure**

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

### **Council Tax**

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - B.

### **Virtual Viewing/Videos**

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

### **Measurements:**

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

### **Disclaimer:**

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in

these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Draft Details:**

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.

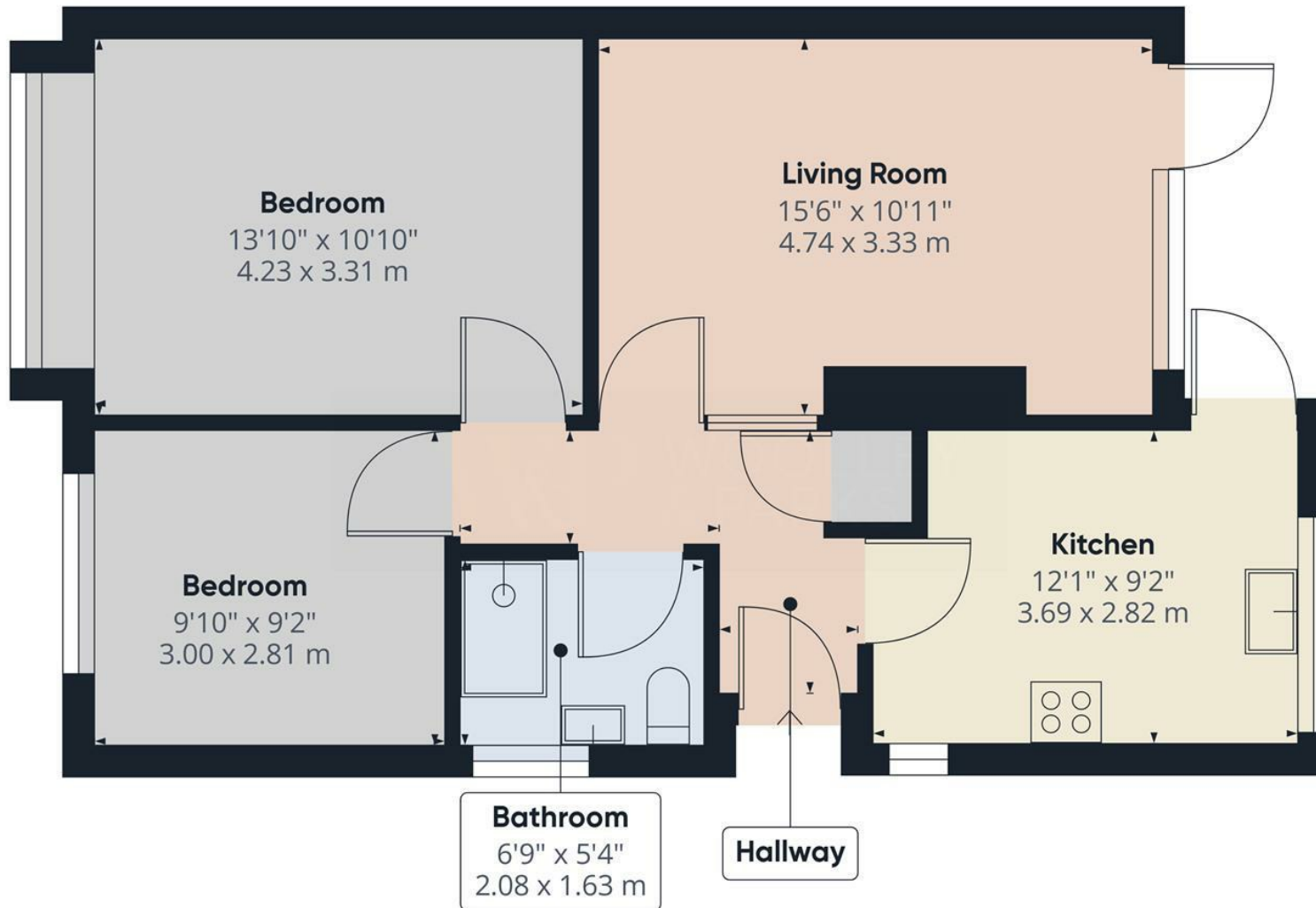












Approximate total area<sup>1)</sup>

642.01 ft<sup>2</sup>  
59.64 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Key energy efficient - lower running costs	Current	Potential	Key environmental friendly - lower CO <sub>2</sub> emissions	Current	Potential
105-120 kWh/m <sup>2</sup> A			105-120 g/m <sup>2</sup> A		
81-105 kWh/m <sup>2</sup> B			81-105 g/m <sup>2</sup> B		
66-81 kWh/m <sup>2</sup> C			66-81 g/m <sup>2</sup> C		
51-66 kWh/m <sup>2</sup> D			51-66 g/m <sup>2</sup> D		
36-51 kWh/m <sup>2</sup> E			36-51 g/m <sup>2</sup> E		
21-36 kWh/m <sup>2</sup> F			21-36 g/m <sup>2</sup> F		
6-21 kWh/m <sup>2</sup> G			6-21 g/m <sup>2</sup> G		
Not energy efficient - higher running costs			Not environmental friendly - higher CO <sub>2</sub> emissions		