



72 West End Falls
Nafferton, Driffield, East Yorkshire YO25 4QA
Price £230,000

WP WOOLLEY
& PARKS

*** AN IMMACULATE, MODERN SEMI-DETACHED BUNGALOW IN A SOUGHT AFTER VILLAGE LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

HURRY TO VIEW this truly SUPERB bungalow, built as recently as 2022 by the highly regarded GP Atkin Ltd, in a peaceful location within the ever-popular Wolds village of Nafferton. The property stands on a generous plot, with driveway parking, detached Garage and delightful gardens. Finished to a wonderfully high standard throughout, the accommodation briefly comprises Entrance Hall, Lounge, spacious Dining Kitchen, two double Bedrooms and a Shower Room. The property is offered with the benefit of NO ONWARD CHAIN, and interested parties are encouraged to ACT QUICKLY to avoid missing out!



Entrance Hall

A modern composite entrance door, with double glazed panel detail, opens to a welcoming, 'L-shaped' hallway, with radiator, oak finish flooring, loft access hatch and a built-in storage cupboard housing the gas central heating boiler.

Lounge 14'3" x 10'9" (4.34m x 3.28m)

Positioned at the rear of the property, with double glazed French doors opening to the garden, this light and airy reception room features oak finish flooring, radiator and TV/media points.

Dining Kitchen 17'0" x 10'11" (5.18m x 3.33m)

A fabulously spacious dining kitchen, comprehensively fitted and stylishly finished with a range of base, wall and drawer units in a two tone Shaker style, with white marble-effect rolled edge worktops, quartz composite sink unit and splash back tiling. Integrated appliances include an electric oven, electric hob with extractor hood above, fridge freezer, slimline dishwasher and a washing machine. With oak finish flooring, contemporary vertical radiator and a double glazed walk-in bay window, with fitted shutters, to the front elevation.

Bedroom One 10'3" x 9'5" (3.12m x 2.87m)

A generous double room features oak finish flooring, radiator, TV/media points, and a double glazed window with fitted shutters to the front elevation.

Bedroom Two 9'8" x 9'3" (2.95m x 2.82m)

Also a good double room, with oak finish flooring, radiator and a double glazed window with fitted shutters to the rear elevation, enjoying a view over the garden.

Shower Room 6'8" x 5'10" (2.03m x 1.78m)

A beautifully appointed facility features a white suite, comprising of a large walk-in shower

enclosure with rainfall shower head, additional riser rail attachment and glass partition screen, pedestal wash basin and the WC. With attractive wall and floor tiling, chrome towel radiator, extractor fan, mirrored vanity cabinet and a double glazed window.

External

The property is approached over a gravel driveway, providing ample vehicle space and giving access to the garage. A gravelled forecourt extends in front of the bungalow, with ornamental shrub planting.

Garage 19'7" x 9'11" (5.97m x 3.02m)

A larger than average garage with up and over door, electric lighting and power sockets.

Rear Garden

The garden is a lovely size, set within a fenced perimeter with gated access between the bungalow and the garage. Attractively landscaped to provide a paved patio terrace and generous lawn with established planted borders. With external light and cold water tap.

Council Tax

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

Tenure

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

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:

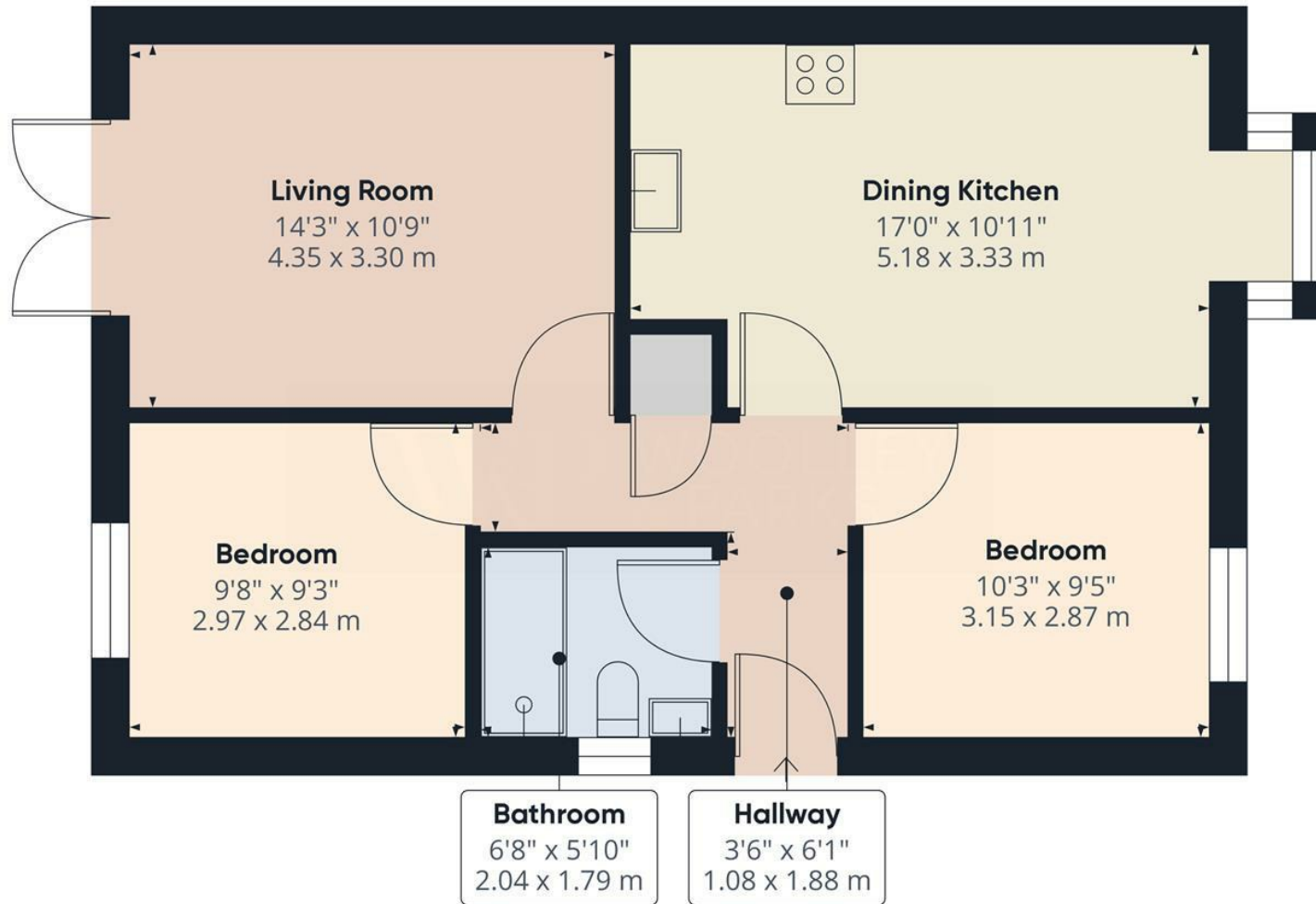
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending 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⁽¹⁾
641.38 ft²
59.59 m²

(1) 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

Ground Floor Building 1

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Energy efficient - lower running costs	Energy efficient - lower CO ₂ emissions	Energy efficient - lower CO ₂ emissions	Energy efficient - lower CO ₂ emissions
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: 82
Environmental Impact (CO₂) Rating: 96

England & Wales EU Directive 2002/91/EC