



10 Nafferton Road  
Wansford  
YO25 8NS

ASKING PRICE OF

**£180,000**

3 Bedroom Mid Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Off Road  
Parking



Oil Central Heating

## 10 Nafferton Road, Wansford, YO25 8NS

AN OUTSTANDING SEMI-RURAL property benefitting from open views to the front and rear set within a quiet village location. The accommodation includes attractive lounge with solid fuel stove and fitted kitchen. Three first floor bedrooms. There is plenty of off-street parking to the front and, to the rear, a most attractive garden which overlooks neighbouring grassland.

A particular feature of the property is a purpose constructed timber built office which features electric power and lighting and could readily be used as a summerhouse or hobbies room.

The property is centrally heated with an oil fired boiler and is **READY FOR IMMEDIATE OCCUPANCY!**

### DIRECTIONS

Leaving Driffield on Wansford Road continue to the mini roundabout and turn left onto Nafferton Road. The subject property is on the right hand side of the road.

### DRIFFIELD (3.5 miles)

Driffield remains a market town, notwithstanding the closure of the livestock market in 2001. The central shopping area includes a weekly stalled market, with shops providing a wide range of goods and services for everyday needs supplemented by retailers such as B&M, Wilko, Iceland, Boyes, Yorkshire Trading, Tesco and Lidl. Many local shops provide a personal service, in addition to a wide range of goods. Other amenities include a modern Sports Centre with swimming pool, cricket, tennis, bowls, football and rugby teams, dancing, gyms etc. together with many clubs and associations. Road and rail links to the neighbouring coastal market towns, including Beverley, Hull and beyond.



Front Entrance

## Accommodation

### FRONT ENTRANCE

With staircase leading off to the first floor and built-in storage cupboard.

### LOUNGE

15' 5" x 11' 10" (4.71m x 3.63m)

With feature inset fireplace housing a multi fuel stove having an attractive timber over mantel. Tiled flooring, built-in storage cupboards to the alcove and coved ceiling. Radiator.

### KITCHEN

12' 1" x 8' 10" (3.69m x 2.71m)

Fitted along three walls with a range of modern kitchen units featuring painted Shaker doors and chrome handles. Stainless steel sink with base cupboard beneath. Space and plumbing for automatic washing machine. Space and plumbing for a dishwasher, space for an electric cooker with extractor canopy over. Ceramic tiled floor. Underfloor heating.

### BATHROOM

Fitted with a modern suite featuring a white panelled bath having a shower over with glass side screen. Vanity wash hand basin and low level WC. There is wet walling around the bath and tiling elsewhere. Ceramic tiled floor. Underfloor heating plus radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

15' 6" x 10' 7" (4.74m x 3.24m)

Enjoying views to the front and rear. Fitted laminate flooring and built-in storage cupboard. Coved ceiling. Radiator.

#### BEDROOM 2

9' 3" x 7' 8" (2.83m x 2.35m)

Rear facing and featuring a radiator.

#### BEDROOM 3

11' 10" x 6' 0" (3.63m x 1.83m)

Built-in storage cupboard. Front facing window. Radiator.

#### OUTSIDE

The property stands back from the road behind a good sized forecourt which provides parking for multiple vehicles. The front of the property enjoys attractive views over open countryside.



Bathroom



Bedroom



Bedroom



Bedroom

To the rear of the property is a concrete area of patio along with brick built outbuildings. This gives way to an expanse of garden which is partially gravelled interspersed with planted beds. There is also a large purpose constructed timber office which features electric power and lighting. There is also a timber shed.

At the rear most boundary of the property is a further gravelled area with pergola and this area provides delightful open views.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 74 square metres.

#### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

Mains water, electricity, telephone and drainage.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

#### ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Gravelled area with pergola



Garden Shed

### WHAT'S YOURS WORTH?

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### VIEWING

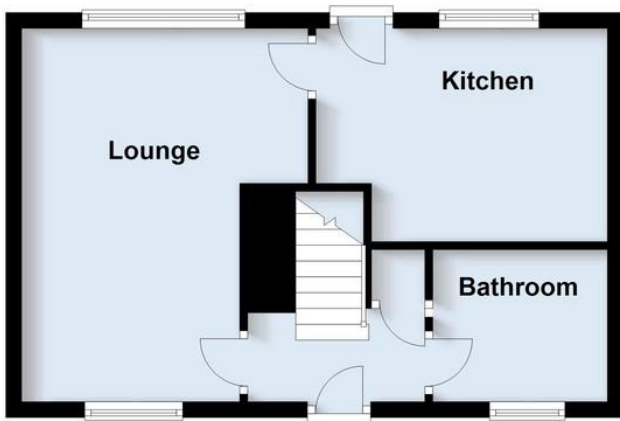
Strictly by appointment with Ulllyotts.

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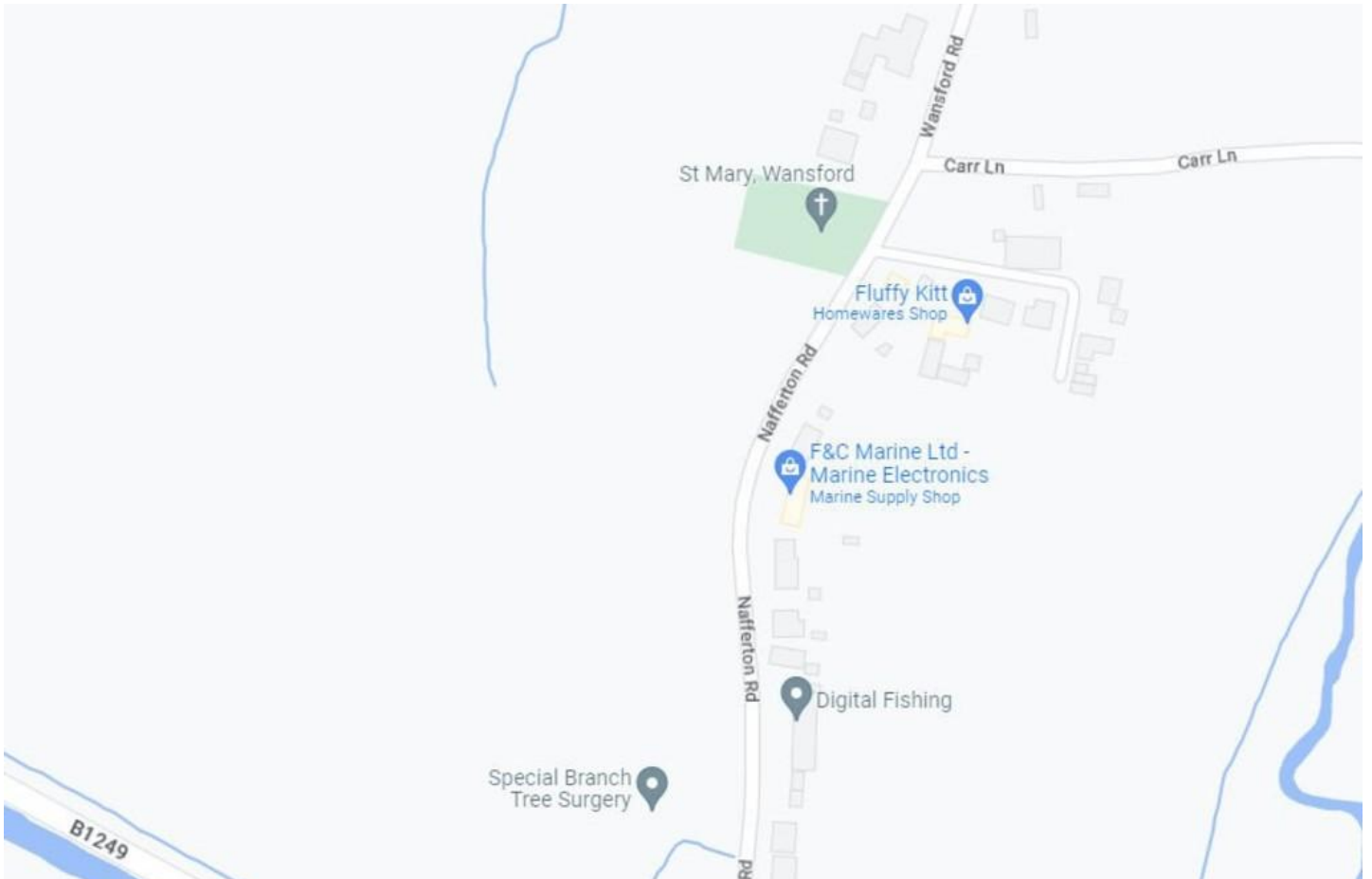


The stated EPC floor area, (which may exclude conservatories),  
is approximately 74 sq m

**Ground Floor**



**First Floor**



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