



'Wayside', 61 Station Road  
Nafferton, YO25 4LS

ASKING PRICE OF

**£205,000**

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Entrance into Dining Room



2



1



1



Off Road  
Parking



Gas Central Heating

## 'Wayside', 61 Station Road, Nafferton, YO25 4LS

Quite simply, if you are looking for a bungalow to move straight into, this may be the one!

Boasting an **IMMACULATE INTERIOR** with accommodation which includes two bedrooms, this delightful bungalow is currently used as an Airbnb so justifies itself as this usage, in addition, to being an opportunity to own and occupy a beautifully appointed bungalow. There is off-street parking to the front as well as low maintenance gardens to the rear. The accommodation includes open plan dining area with kitchen that includes a range of integrated appliances, front facing lounge, bathroom with shower and two rear facing bedrooms.

In summary, this is a property which is very difficult to fault and an early inspection is thoroughly recommended!

### NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Dining Room



Kitchen



Kitchen



Lounge

## Accommodation

### FRONT ENTRANCE

Into:

### DINING ROOM

12' 4" x 7' 10" (3.78m x 2.41m)

With superb vaulted ceiling having a Velux style window as a feature, fitted laminate flooring and exposed timber skirting boards. Radiator.

Opening into:

### KITCHEN

12' 0" x 7' 2" (3.67m x 2.20m)

Delightfully fitted with a range of modern units including base and wall mounted cupboards along with a timber block effect worktop and integrated appliances which include electric oven, electric hob with extractor over and inset stainless steel sink. Space and plumbing for an automatic washing machine and dishwasher. Space and provision for a fridge freezer.

### LOUNGE

12' 0" x 11' 11" (3.66m x 3.64m)

With a front facing window, exposed timber skirting boards and fitted laminate flooring. Radiator.

### BATHROOM

With suite comprising curved edge shower bath having a glass screen and electric shower over, pedestal wash hand basin and low level WC. Fully tiled walls and exposed timber skirting boards. Tiled floor.

### BEDROOM 1

12' 0" x 11' 8" (3.66m x 3.58m)

Exposed timber skirting boards and rear facing door on to the patio. Fitted laminate flooring. Radiator.

### BEDROOM 2

11' 0" x 7' 10" (3.37m x 2.41m)

With rear facing window, exposed timber skirting boards and fitted laminate flooring. Radiator.

### OUTSIDE

The property stands back from the road behind a front gravelled forecourt which provides generous parking for multiple vehicles.

To the rear of the property is a block paved patio/seating area with gravelled beds. It is very private and enclosed by a timber fence.



Lounge



Bathroom



Bedroom



Bedroom

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 61 square metres.

### CENTRAL HEATING

The property benefits from gas 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

All mains services are available at the property.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is currently not banded for Council tax\*.

\*The property is currently operating as an Airbnb.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D. This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### 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.

### WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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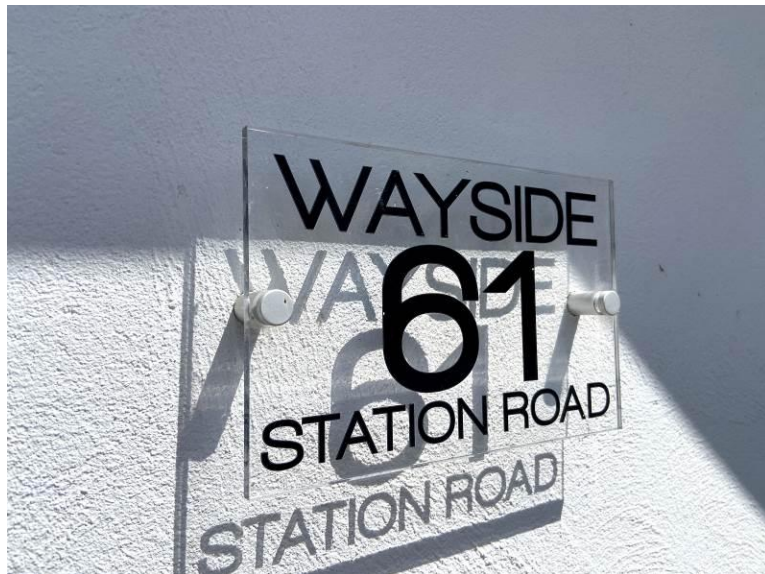
\*by any local agent offering the same level of service.

**VIEWING** Strictly by appointment with Ulllyotts.

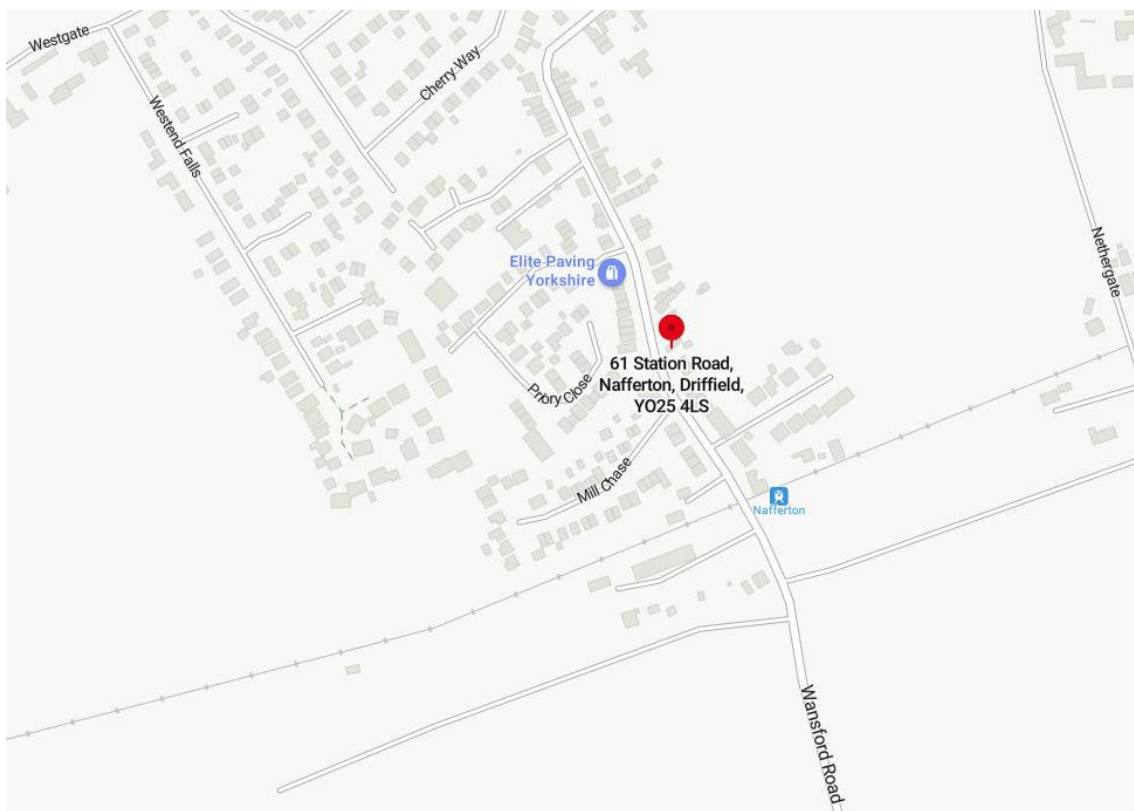
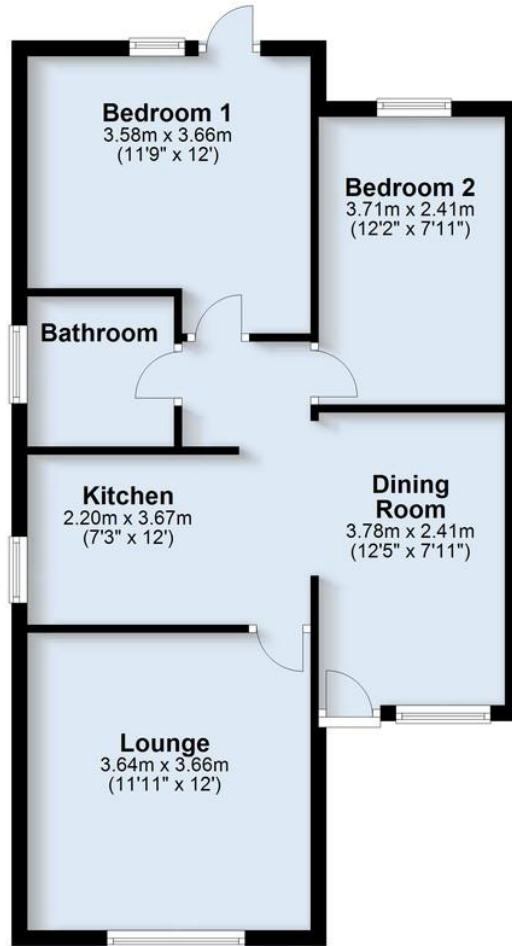
Regulated by RICS



Private and enclosed block paved patio/seating area with gravelled beds.



The stated EPC floor area, (which may exclude conservatories),  
is approximately 61 sq m



# Why Choose Ulllyotts?



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- ✓ **Professional Accreditations**  
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