



40 Priestgate  
Nafferton  
YO25 4LR

ASKING PRICE OF

**£185,000**

4 Bedroom Mid terrace House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Rear Garden



On Road  
Parking



Gas Central Heating

## 40 Priestgate, Nafferton, YO25 4LR

An exceptionally spacious mid terrace house located within this popular village setting, close to the village Mere and having a delightful area of garden to the rear.

The accommodation comprises an enclosed entrance hall, together with two main reception areas, fitted kitchen and up to 4 bedrooms, with three bedrooms on the first floor, and an additional attic bedroom, which has the versatility for a variety of uses.

### 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.



Lounge/Sitting Room



Lounge/Sitting Room



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

A good entrance to the main property.

### LOUNGE/SITTING ROOM

22' 0" x 12' 9" (6.71m x 3.89m)

Originally forming two rooms now featuring brickwork fire surround with real open fire. Two radiators. Front facing window on to Priestgate and access in to:

### KITCHEN

10' 5" x 6' 9" (3.2m x 2.08m)

Being fitted with a modern range of kitchen units including base and wall mounted cupboards with chrome handles, stainless steel sink with base cupboards beneath. Space and provision for electric cooker, space and plumbing for automatic washing machine or dishwasher, tiled floor and door to the rear. Radiator.

### FIRST FLOOR

Separate landing having staircase leading off to the second floor attic.

### BEDROOM 1

10' 5" x 9' 8" (3.18m x 2.97m)

Front facing window. Radiator.

### BEDROOM 2

10' 5" x 8' 11" (3.18m x 2.74m)

Front facing window. Radiator.

### BEDROOM 3

11' 6" x 7' 8" (3.51m x 2.34m)

Rear facing window. Radiator.

### BATHROOM

10' 5" x 6' 9" (3.2m x 2.08m)

Fitted suite comprising panelled bath, pedestal wash basin and low level WC plus separate shower enclosure having an electric shower plumbed in. Built in airing cupboard. Radiator.

### SECOND FLOOR

#### ATTIC ROOM/ BEDROOM 4/STUDIO

11' 6" x 8' 9" (3.51m x 2.69m)

A useful additional space with sloping ceilings and radiator.

### OUTSIDE

The property is built flush to the pavement. To the rear is a good sized expanse of garden with wall boundary along one side. The garden comprises a concrete patio immediately to the rear of the property.



Bedroom



Bedroom



Bathroom



Attic/Bedroom/Studio

This gives way to a further expanse of garden which features lawn and side planted beds plus further vegetable area including shed/greenhouse.

Outouse with plumbing for automatic washing machine, outside WC, log store and coal bunker.

#### CENTRAL HEATING

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

#### SERVICES

All mains services are available at the property.

#### TENURE

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

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

#### ENERGY PERFORMANCE CERTIFICATE

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

#### NOTES

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 Ulyyotts.

Regulated by RCIS



Rear Garden



Rear Garden



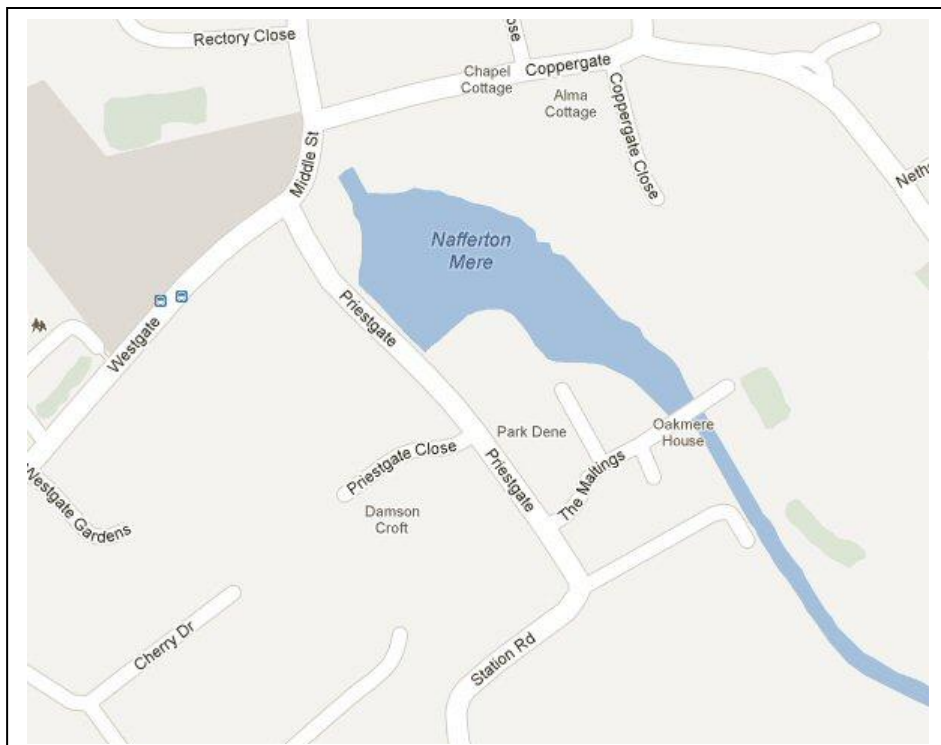
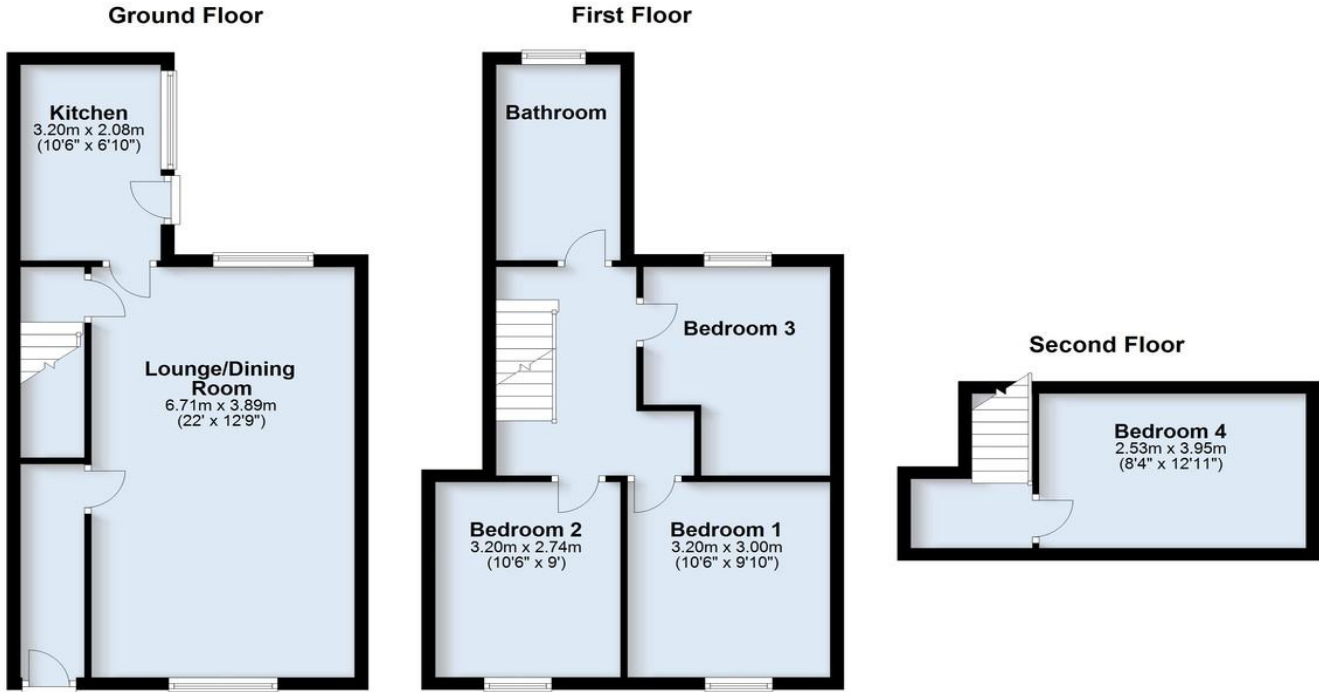
Rear Garden



Rear Garden



The stated EPC floor area, (which may exclude conservatories),  
is approximately 85 sq m



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Ulllyotts guarantee that we will never be beaten on fees.
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