



30 Mill Chase
Nafferton
YO25 4PE

ASKING PRICE OF

£345,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



Garage, Off Road



Gas Central Heating

30 Mill Chase, Nafferton, YO25 4PE

An OUTSTANDING MODERN HOME benefitting from beautiful open views to the rear and offering delightfully presented contemporary accommodation which includes four bed rooms (two with en-suites) and extended ground floor accommodation that includes an open plan kitchen with dayroom plus separate lounge.

Viewing of this property is unlikely to disappoint and is thoroughly recommended!

The property is located at the head of a modern cul-de-sac development of varying property styles which forms part of the popular and much sought after village of Nafferton. With its excellent primary school and convenient access into Driffield and the surrounding area either by road or rail.

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.

ENTRANCE HALL

A lovely warm and welcoming entrance to the property with feature staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With contemporary suite comprising low-level WC and wash hand basin. Heated towel rail.

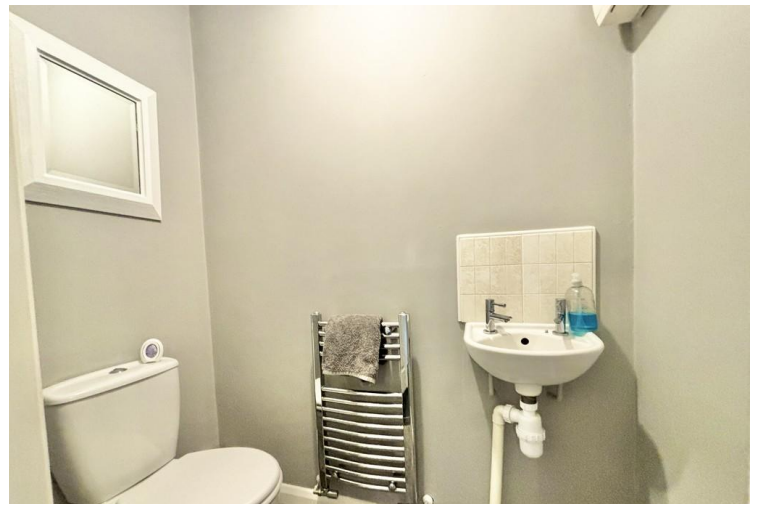
LOUNGE

16' 0 [into bay]" x 11' 0" (4.88m x 3.37m)

With feature front facing bay window. Radiator.



Kitchen into Dayroom



Cloakroom/WC



Lounge



Kitchen

Accommodation

KITCHEN/DINER

12' 4" x 18' 7" (3.76m x 5.68m)

Extensively fitted with a wealth of modern kitchen units finished in white gloss with complimentary worktops, inset sink with single drainer and mixer tap, integrated electric double oven and microwave plus electric hob. Integrated wine rack, fridge freezer and washing machine. Attractive central island which incorporates the hob and useful breakfast bar/seating area. Opening into:

DAY ROOM

18' 7" x 9' 9" (5.68m x 2.99m)

With feature bi-folding doors leading off directly onto the garden and having delightful open views over open countryside. Three feature ceiling windows make this an extremely light and airy room and truly a great living space. Recessed ceiling spotlights.

FIRST FLOOR

BEDROOM 2

14' 9" x 10' 10" (4.5m x 3.3m)

With front facing window. Double built-in wardrobes and radiator.

EN-SUITE

A contemporary fitted suite comprising shower enclosure with plumbed-in shower, low level WC and wash hand basin. Heated towel rail.

BEDROOM 3

11' 0" x 9' 10" (3.36m x 3m)

With rear facing window. Built in wardrobe and radiator.

BEDROOM 4

9' 3" x 8' 1" (2.83m x 2.47m)

With front facing window, double built-in wardrobe and radiator.

BATHROOM

With contemporary suite, comprising panelled bath with splash back tiling and shower attachment over, low level WC and pedestal wash hand basin. Radiator.



Dayroom



Bedroom



Bedroom



Bedroom

SECOND FLOOR

MASTER BEDROOM 1

19' 7" x 10' 2" (5.97m x 3.1m)

A stunning master bedroom on the uppermost floor with sloping ceilings and feature bay style window having views over open countryside. Built-in wardrobes and radiator.

EN-SUITE

With suite comprising shower enclosure, low level WC and pedestal wash hand basin. Heated towel rail.

OUTSIDE

The property stands back from the road behind its own open plan front garden which comprises lawn with planted side beds. There is a tarmac side drive which leads to a single brick built detached garage.

To the rear of the property is an expanse of enclosed garden which is predominantly lawned and having a timber deck to its immediate rear. This gives way to an open aspect over adjacent countryside.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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 banded in council tax band E.

ENERGY PERFORMANCE CERTIFICATE

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

NOTE



Bathroom



Second Floor Bedroom



En-suite



En-suite

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.

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS

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



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