



7 Priestgate Close
Nafferton

YO25 4PB

GUIDE PRICE:

£150,000

2 bedroom semi-detached house

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



2



1



1



Off road
parking



Gas Central Heating

7 Priestgate Close , Nafferton, YO25 4PB

AN EXCELLENT OPPORTUNITY to purchase a competitively priced modern home set within the popular village of Nafferton in a cul-de-sac location. The property itself is in need of general modernisation and upgrading and buyers should be aware of likely works which would include re-fitting of kitchen, re-fitting of bathroom, full re-decoration, floor coverings etc.

The property is priced to reflect its condition and this would prove to be a superb project for many different buyers including first-time buyers, investors, DIY enthusiasts or simply any other buyer wishing to create a home to their own specification.

The accommodation includes living room plus breakfast kitchen and rear porch, two bedrooms on the first floor and bathroom. There is off-street parking and garage plus front and rear gardens.

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.



Kitchen



Bedroom



Bathroom



Patio

Accommodation

ENTRANCE HALL

With staircase leading up to the first floor.

LOUNGE

13' 9" x 12' 2" (4.2m x 3.73m)

With front facing window. Built-in under stairs storage. Radiator.

KITCHEN/BREAKFAST ROOM

17' 4" x 8' 7" (5.29m x 2.63m)

Fitted with a basic range of kitchen units including base and wall mounted cupboards along with worktops, inset sink, space and plumbing for automatic washing machine plus space for slot-in oven with extractor over. Radiator. Door leading into:

REAR PORCH

Giving direct access onto the garden.

FIRST FLOOR

BEDROOM 1

13' 9" x 9' 8" (4.2m x 2.97m)

With front facing window. This is a double room with built-in wardrobes. Radiator.

BEDROOM 2

10' 1" x 8' 9" (3.08m x 2.67m)

With built-in wardrobes and rear facing window. Radiator.

BATHROOM

Suite comprising panelled bath, pedestal wash basin and low-level WC. Radiator.

OUTSIDE

The property is located within a cul-de-sac development, set back from the main part of the cul-de-sac behind an expanse of established garden. There is a side drive which leads to a single garage whilst to the rear is a small area of patio style garden.

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 (to be confirmed).

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

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?

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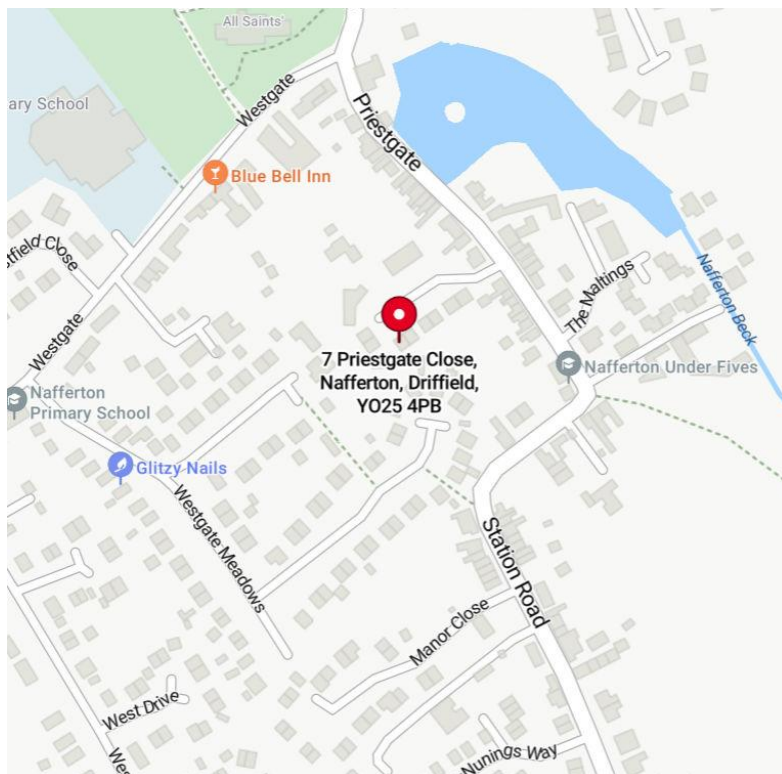
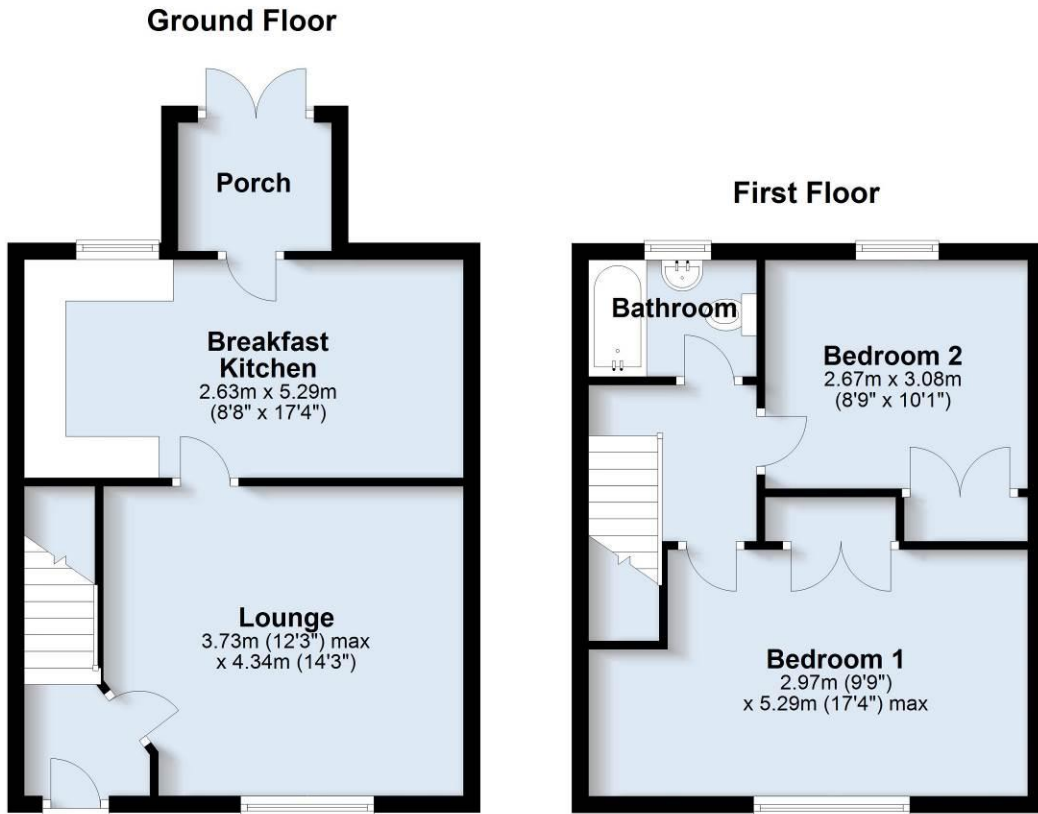
*by any local agent offering the same level of service.

VIEWING

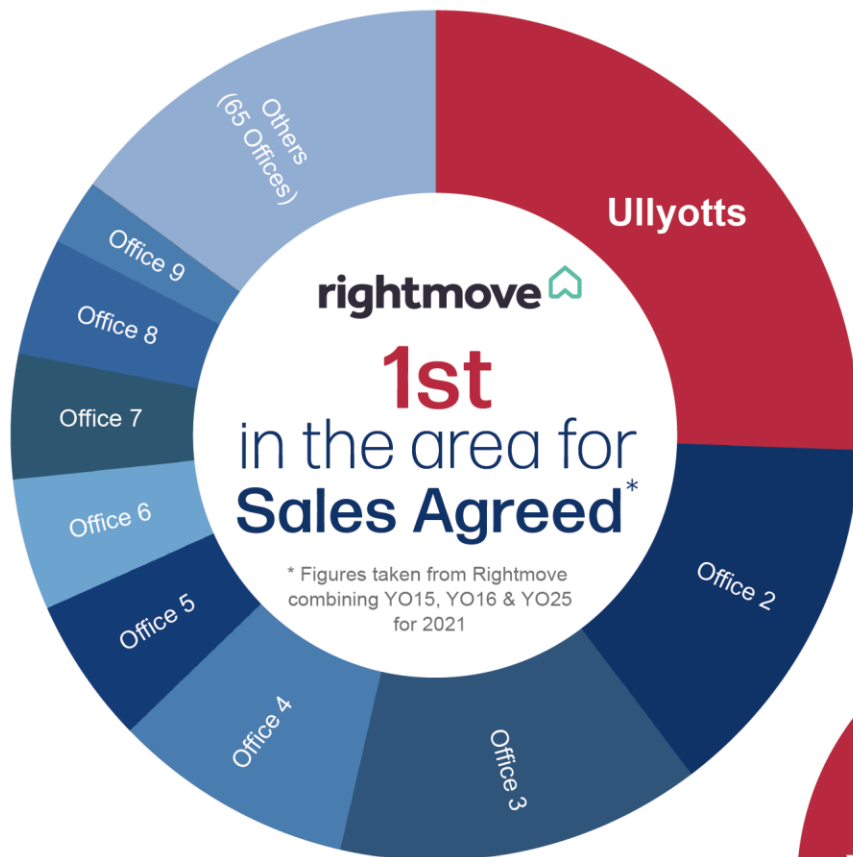
Strictly by appointment with Ulllyotts.

Regulated by RICS

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



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