



6 Westgate Meadows
Nafferton

YO25 4LZ

ASKING PRICE OF

£205,000

2 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Off Road
Parking



Gas Central Heating

6 Westgate Meadows, Nafferton, YO25 4LZ

Located on the fringe of this popular, sought-after village, this is a competitively priced detached bungalow in good overall condition and representing excellent value for money. The property has been extended to the rear and provides a versatile range of accommodation which includes a spacious front facing lounge, master bedroom, second sitting room (or occasional bedroom) plus conservatory and kitchen plus shower room.

There is off-street parking for multiple vehicles and to the rear is an enclosed area of gravelled garden.

In addition, the bungalow benefits from solar PV which will provide a proportion of the electricity demand for the property keeping bills lower, plus feed in tariff, subject to application.

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



Kitchen



Master Bedroom



Second Sitting Room/Bedroom

Accommodation

ENTRANCE HALL

With further access into other rooms. Radiator.

LOUNGE

16' 7" x 10' 0" (5.08m x 3.05m)

An especially spacious lounge with front facing window and gas fire in situ set within a traditional surround. Coved ceiling. Radiator.

KITCHEN

9' 9" x 7' 11" (2.98m x 2.42m)

Fitted with a range of modern kitchen units along three walls including base and wall mounted cupboards and worktops. Space for a slot in electric cooker with extractor hood over. Inset sink with base cupboard beneath and front facing window.

MASTER BEDROOM

10' 11" x 10' 11" (3.34m x 3.34m)

With rear facing window and fitted with a range of wardrobes. Radiator.

SECOND SITTING ROOM/BEDROOM

8' 11" x 7' 10" (2.74m x 2.41m)

plus (3.13m x 2.46m)

A thoughtfully extended room offering various options from using this as a dedicated reception room from which to enjoy the garden or, secondary bedroom, perhaps including a sofa bed, the room has patio door access into:

CONSERVATORY

10' 7" x 5' 0" (3.25m x 1.55m)

With French doors leading out onto the rear garden.

SHOWER ROOM

With walk-in shower having electric shower in situ. Pedestal wash hand basin and low-level WC. Fully tiled walls. Radiator.

OUTSIDE

The property stands back from the road behind a gravelled front forecourt which is planted with various shrubs. This also provides additional off-street parking to the block paved drive which has been widened and this leads to a covered carport. Former garage now currently used as a store.

To the rear of the property is an enclosed area of gravelled garden with two small patio areas.



Second Sitting Room/Bedroom



Shower Room



SOLAR PV

This property benefits from the installation of a solar PV system. This will generate a proportion of electricity demand for the property. The owners of the property will also receive payments for electricity generated through the Governments 'Feed in tariff' subject to application.

Further information may be available upon request.

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 B.

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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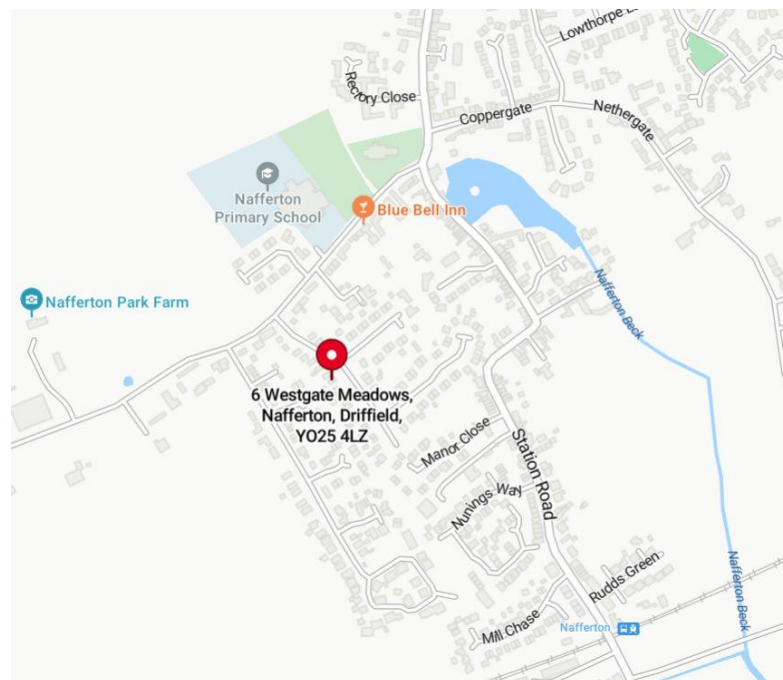
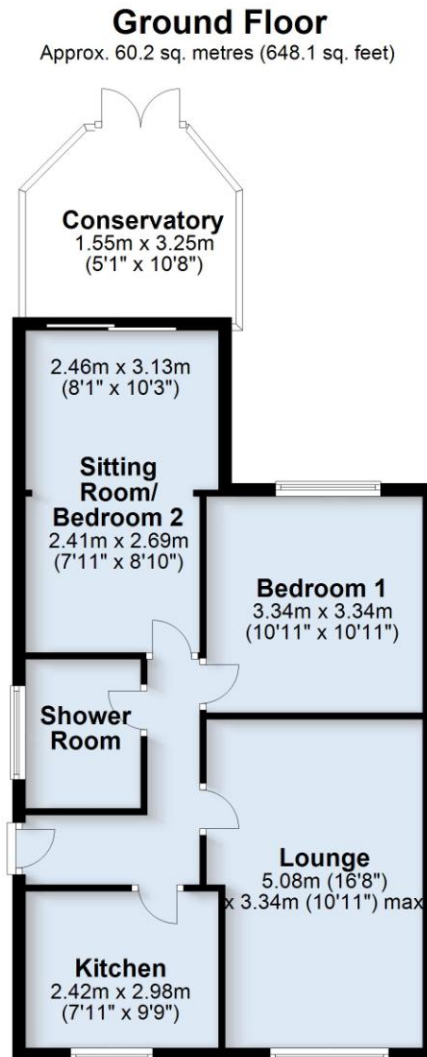
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VIEWING

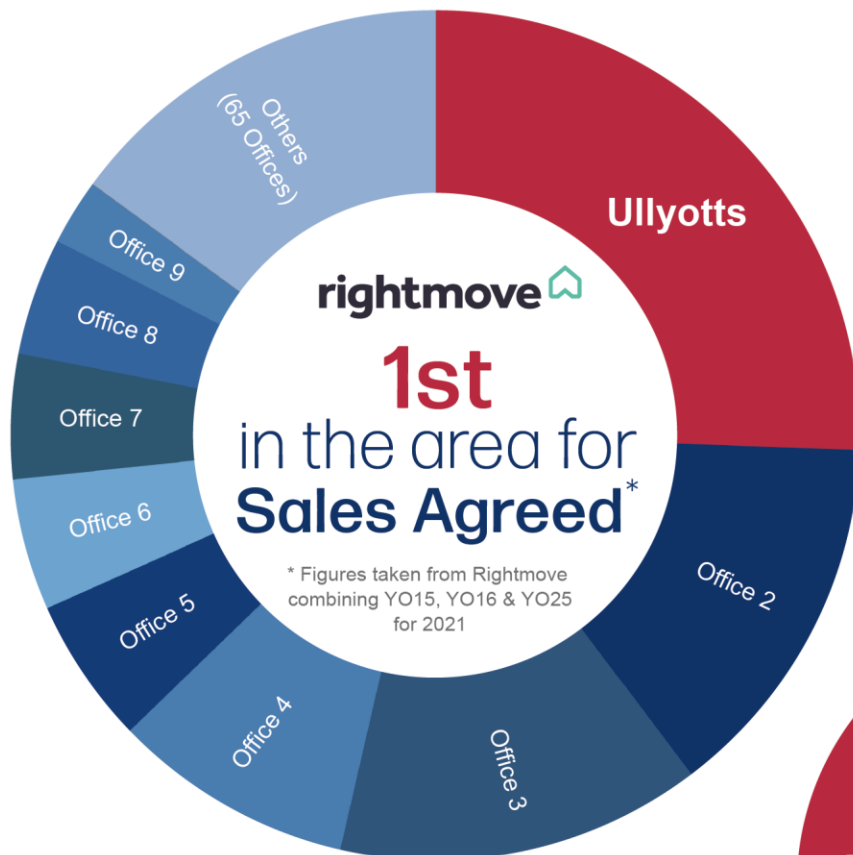
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The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)



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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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