



50 West End Falls  
Driffield

YO25 4QA

ASKING PRICE OF

**£205,000**

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Lounge2



3



1



1



Off Road  
Parking



Gas Central Heating

## 50 West End Falls, Driffield, YO25 4QA

A property which forms a very attractive cul-de-sac on the fringe of the popular village of Nafferton. This is a semi-detached house, constructed by renowned local developers G P Atkin Homes Ltd with the cul-de-sac comprising multiple dwelling styles set out in a relatively relaxed arrangement.

The accommodation on offer includes open plan lounge with kitchen, the kitchen area benefits from a wealth of integrated appliances, there is a ground floor cloakroom with WC plus useful utility cupboard.

The first floor offers three bedrooms along with house bathroom. Parking is available to the side via a drive and there are front and rear gardens.

In summary, this is a QUALITY HOME offered with the remainder of the NHBC 10 Year Guarantee remaining and VIEWING IS RECOMMENDED AT THIS COMPETITIVE PRICE!

### 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



Lounge



Bathroom .



Bathroom

## Accommodation

### COMPOSITE FRONT ENTRANCE DOOR

Opening into:

### ENTRANCE HALL

With laminate flooring. Radiator. Doors to:

### CLOAKROOM/WC

With white suite comprising low-level WC and pedestal wash hand basin and tiled splashback. Laminate flooring. Radiator.

### UTILITY CUPBOARD

With a worktop and laminate flooring.

### OPEN PLAN KITCHEN/DINER

10' 9" x 9' 2" (3.28m x 2.79m)

Range of built-in units including base and wall-mounted cupboards. One and a half bowl sink with mixer tap. Tiled splashbacks. Integrated appliances including electric oven, four-ring hob with extractor hood above, washing machine and fridge/freezer. Downlights. Cupboard housing wall-mounted "Ideal Logic Max" gas combination boiler. Radiator. Through to:

### LOUNGE

16' 4" x 15' 8" (4.98m x 4.78m)

With quarter-turn carpeted staircase to first floor. Sliding doors

opening onto the patio area. Understairs cupboard. Laminate flooring. Radiator.

### LANDING

With door to storage cupboard and doors to:

### BEDROOM 1 (FRONT)

15' 8" x 10' 2" (4.78m x 3.1m)

Radiator.

### BEDROOM 2 (REAR)

9' 8" x 9' 6" (2.95m x 2.9m)

Radiator.

### BEDROOM 3 (REAR)

11' 9" x 5' 10" (3.58m x 1.78m)

Radiator.

### BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)

White suite comprising panelled bath with plumbed-in shower over. Glass shower screen. Low-level WC and pedestal wash hand basin. Extractor fan. Wall tiling and tiled flooring and downlights.



Master Bedroom



Bedroom ..



Bedroom.



Bedroom

#### **OUTSIDE**

To the side of the property there is good off-road parking. There is a patio to the rear with good sized lawn beyond enclosed by timber fencing and security lighting to the front and rear doors.

#### **FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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 uPVC 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 C.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B. 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.



Lounge3



Rear 2



Rear

### 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?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

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

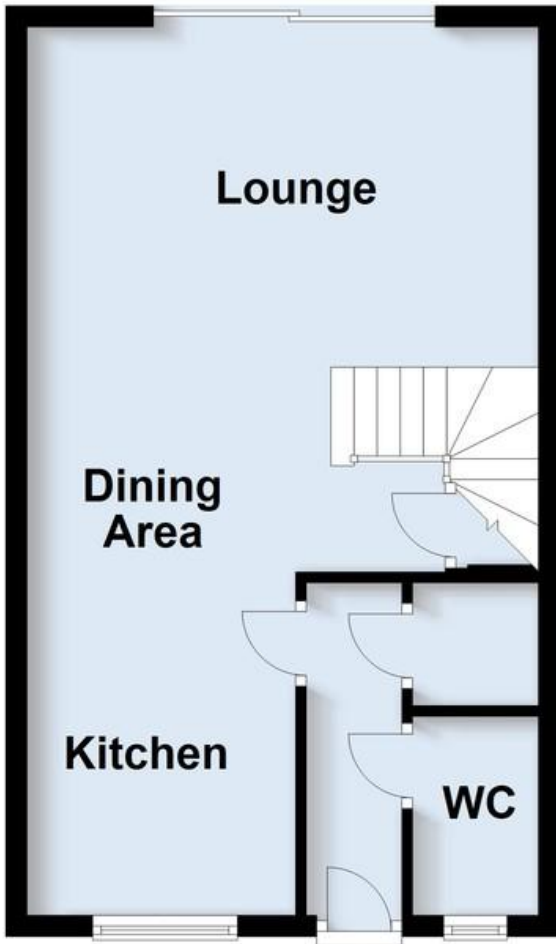
### VIEWING

Strictly by appointment with Ulllyotts.

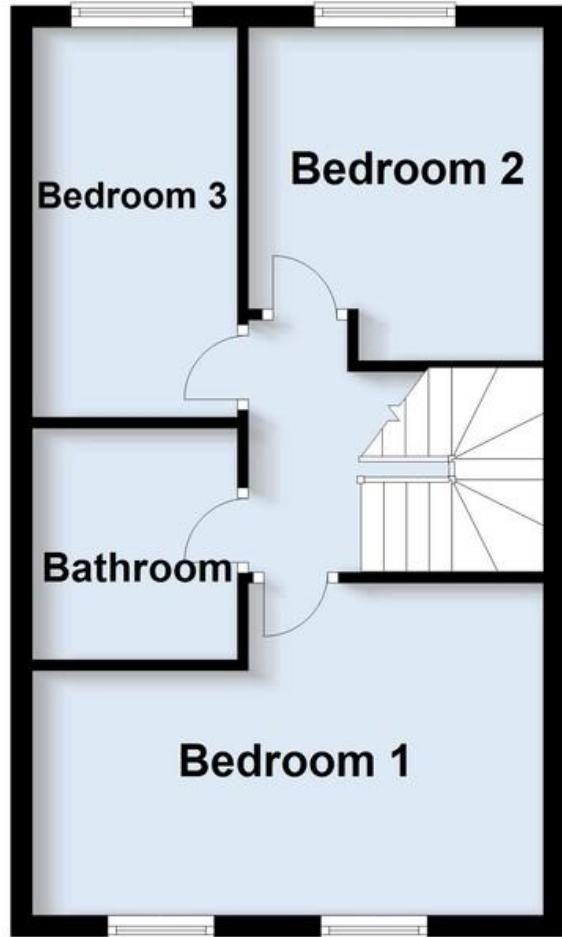
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 80 sq m

## Ground Floor



## First Floor



# Why Choose Ulllyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



## Our Services

Residential Properties | Commercial | Property Management | Rural  
Professional | Planning | Valuations