



5 Parsonage Close
Nafferton

YO25 4HH

ASKING PRICE OF

£330,000

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Single Garage



Garage



Gas Central Heating

5 Parsonage Close, Nafferton, YO25 4HH

The sale of this bungalow really is an exceptionally rare opportunity to purchase a home within what has become a very exclusive cul-de-sac of detached dwellings. This bungalow provides extensive accommodation including a versatile room layout featuring front facing lounge, breakfast kitchen, dining room, which is often used as a third bedroom, if required, and two further bedrooms. The main house bathroom features a shower and there is also a separate cloakroom which offers the potential to be incorporated within the master bedroom thus creating an en-suite.

The property stands back from the road behind established gardens, a side drive leads to a single garage whilst, to the rear is a gravelled garden.

The property is in a good state of repair, however, is generally in a dated condition with many fixtures and fittings originating from when the property was built.

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



Lounge



Breakfast Kitchen



Dining Room/Bedroom 3

Accommodation

ENTRANCE HALL

A spacious entrance to the bungalow giving access to all rooms. Built in storage cupboard. Radiator.

CLOAKROOM WC

With low level WC and wash hand basin.

LOUNGE

19' 9" x 12' 10" (6.04m x 3.92m)

A particularly spacious lounge featuring front facing window, stonework fireplace and having a provision for an electric fire. Double panelled radiator. Additional side window. Coved ceiling.

BREAKFAST KITCHEN

17' 2" x 11' 3" (5.25m x 3.43m)

Fitted along three walls with a range of kitchen units, these being the original kitchen units fitted when the bungalow was built. Stainless steel sink with base beneath, electric oven and hob, plumbing for automatic washing machine.

DINING ROOM/ BEDROOM 3

13' 3" x 9' 11" (4.06m x 3.03m)

With rear facing French doors onto the garden. Radiator.

BEDROOM 1

11' 11" x 11' 3" (3.64m x 3.43m)

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

BEDROOM 2

11' 10" x 9' 10" (3.63m x 3.01m)

With rear facing window and fitted wardrobes. Radiator.

SHOWER ROOM

With suite comprising low-level WC and pedestal wash basin. Shower enclosure and heated towel rail.

OUTSIDE

The property stands back from the cul-de-sac behind an attractive established garden featuring lawn and established planting. There is a side drive which leads to a single garage whilst, to the rear is an enclosed area of mainly gravelled garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 101 square metres.

CENTRAL HEATING

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



Bedroom



Bedroom



Shower Room



Rear Elevation

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 D.

ENERGY PERFORMANCE CERTIFICATE

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

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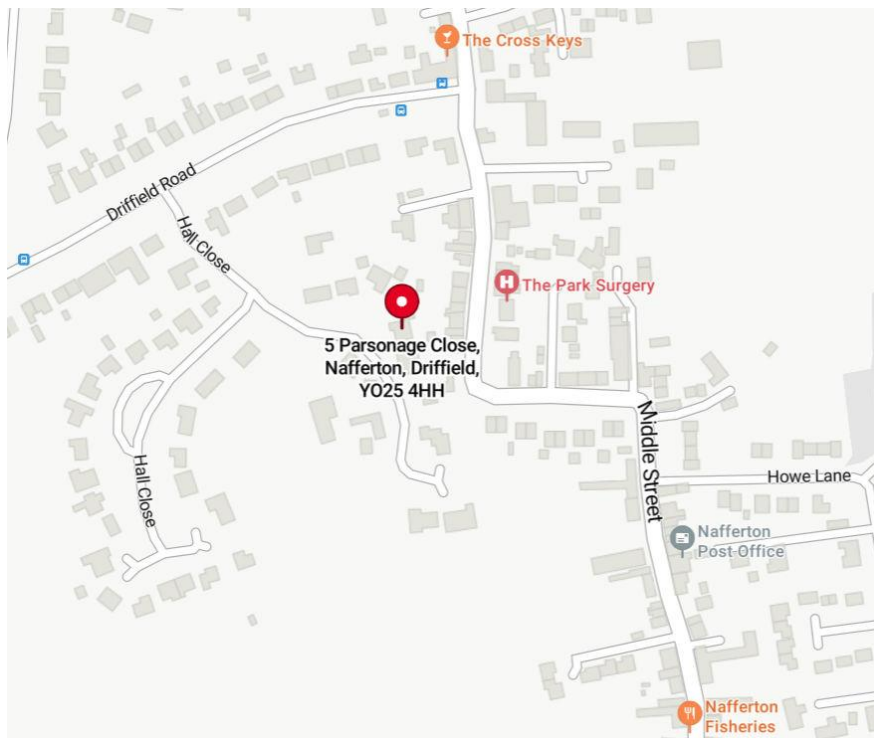
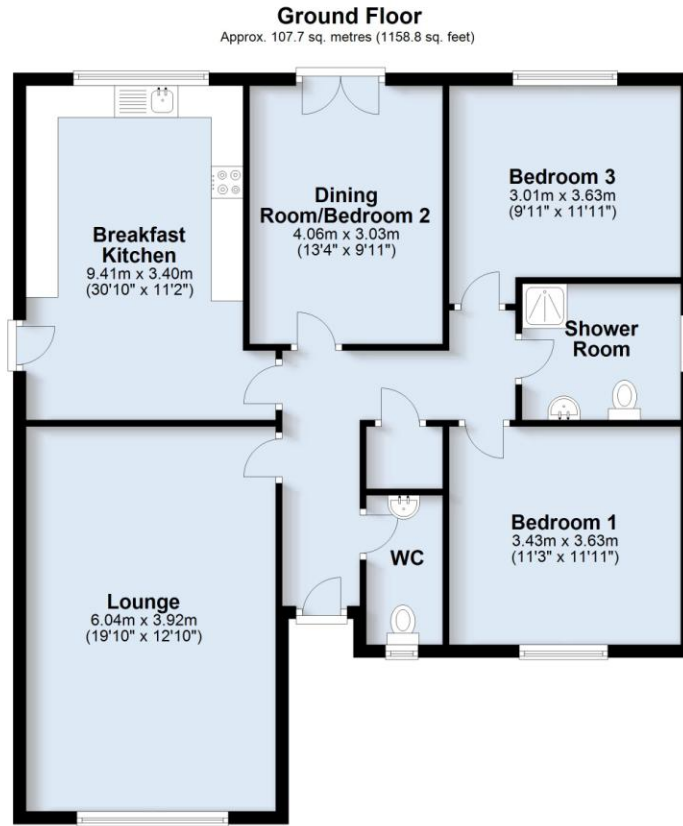
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS






The stated EPC floor area, (which may exclude conservatories),
is approximately 101 sq m



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