



Dukes Drift  
8 Nafferton Road  
Wansford, YO25 8NS

ASKING PRICE OF

**£285,000**

4 Bedroom Semi Detached house

■ **Ulllyotts** ■  
EST 1891

01377 253456





Garden

 4
  2
  2
  Double Garage
  Oil Central Heating

## Dukes Drift, 8 Nafferton Road, Wansford, YO25 8NS

**This is a rare property indeed.** Situated within a rural setting with open views to the front and rear, this is an extended house which now provides an extensive range of accommodation, ideally suited to families but also may be of interest to many other buyers. The ground floor accommodation includes spacious main lounge with additional dedicated dining room plus further reception room and breakfast style kitchen. In addition, there is also a ground floor utility room which includes a WC plus, on the first floor, a master bedroom with en-suite, three further double bedrooms and house bathroom.

A particular feature of this property is the extensive vehicle access and parking which includes a double garage

To the rear of the property is a large expanse of garden which includes patio and sheds.

### DIRECTIONS

Leaving Driffield on the B1249 continue to Wansford. At the mini roundabout turn left onto Nafferton Road. Continue along this road and the subject property is situated on the right-hand side of the road, before the Church.





Lounge



Lounge



Dining Room



Sitting Room

## Accommodation

### ENTRANCE HALL

Having a straight flight staircase leading off to the first floor.

### LOUNGE

16' 9" x 11' 11" (5.13m x 3.64m)

A light and airy room featuring a fireplace and having an electric fire in situ. Radiator and coved ceiling. Square arch leading into:

### DINING ROOM

11' 6" x 9' 6" (3.52m x 2.92m)

With rear facing window. Radiator.

### SITTING ROOM

17' 1" x 11' 9" (5.22m x 3.59m)

With front facing window. Radiator.

### DINING KITCHEN

17' 2" x 10' 11" (5.25m x 3.35m)

Comprehensively fitted with a range of traditional kitchen units finished with antique pine panelled doors including base and wall mounted cupboards. Inset sink with single drainer and base cupboard beneath. Integrated appliances include double oven plus electric hob with extractor over. Space and plumbing for a dishwasher, beamed ceiling, radiator and ceramic tiled floor. French doors leading out onto the rear.

### LOBBY

### UTILITY/WC

13' 5" x 5' 8" (4.1m x 1.73m)

A very useful utility space with ground floor WC.

### FIRST FLOOR

### LANDING

### BEDROOM 1

11' 0" x 12' 0" (3.36m x 3.66m)

With attractive front facing views. Radiator.

### EN-SUITE

With shower enclosure, pedestal wash hand basin and low-level WC. Fully tiled walls. Radiator.

### BEDROOM 2

11' 1" x 11' 6" (3.38m x 3.52m)

Radiator.

Open plan to additional:

### DRESSING ROOM/AREA

8' 11" x 7' 6" (2.72m x 2.31m)





Dining Kitchen



Landing



Master Bedroom



En-Suite

### BEDROOM 3

11' 10" x 8' 8" (3.63m x 2.65m)

With large built-in storage cupboard. Radiator.

### BEDROOM 4

12' 2" x 7' 10" (3.73m x 2.4m)

Radiator.

### BATHROOM

10' 11" x 9' 6" (3.34m x 2.9m)

With 'P' shaped bath having a curved glass side screen and electric shower over. Vanity style wash hand basin and encased cistern WC. Contemporary wet walling surface to three walls. Radiator.

### OUTSIDE

The property stands back from the road behind a front facing forecourt style garden. There is a side vehicle access which provides off-street parking and also leads to a double garage with twin up and over doors.

To the rear of the property is a large expanse of garden which is predominantly laid to lawn whilst also having planted beds and mature hedging. There are two timber sheds plus summerhouse. Immediately to the rear of the property is a patio area.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 157 square metres.

### CENTRAL HEATING

The property benefits from an oil 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

The property benefits from oil fuel central heating to radiators. The boiler also provides domestic hot water. Mains water, electricity, telephone and drainage.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band B.





Bedroom



Bedroom



Bedroom



Bathroom

### ENERGY PERFORMANCE CERTIFICATE

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

### 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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### VIEWING

Strictly by appointment with Ulllyotts.

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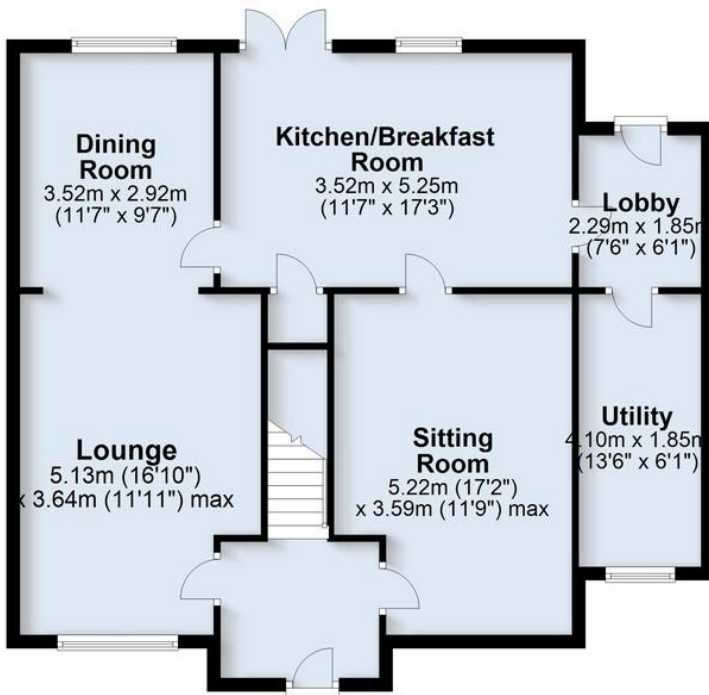




The stated EPC floor area, (which may exclude conservatories),  
is approximately 157 sq m

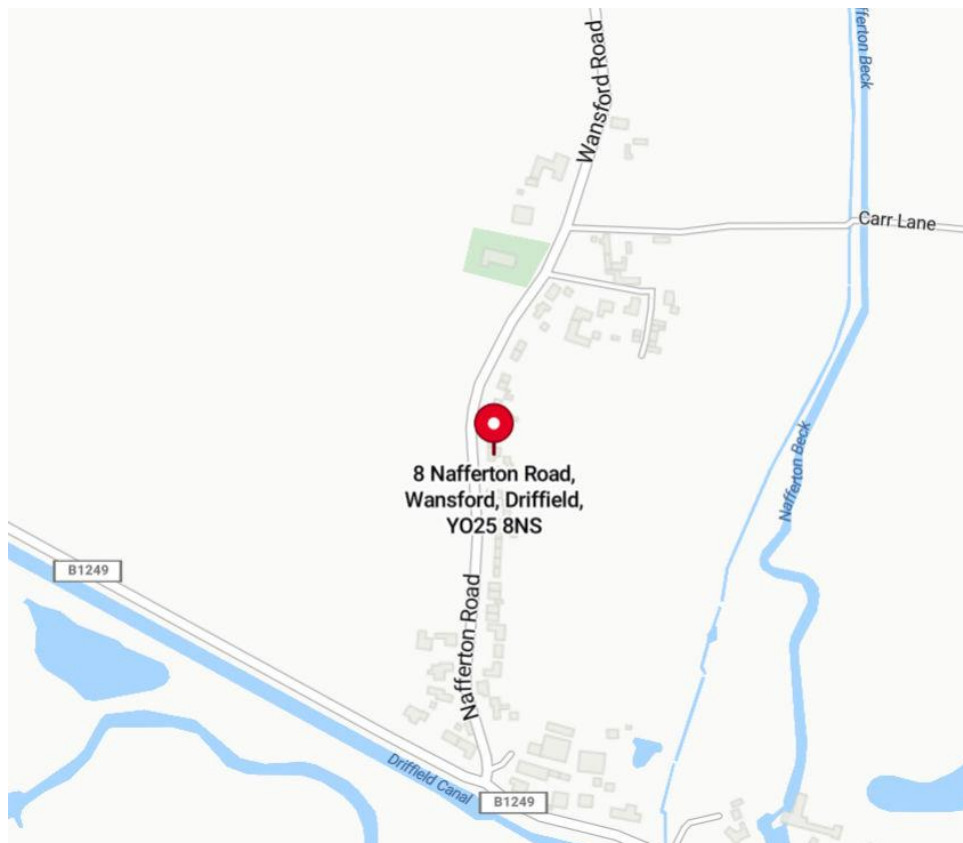
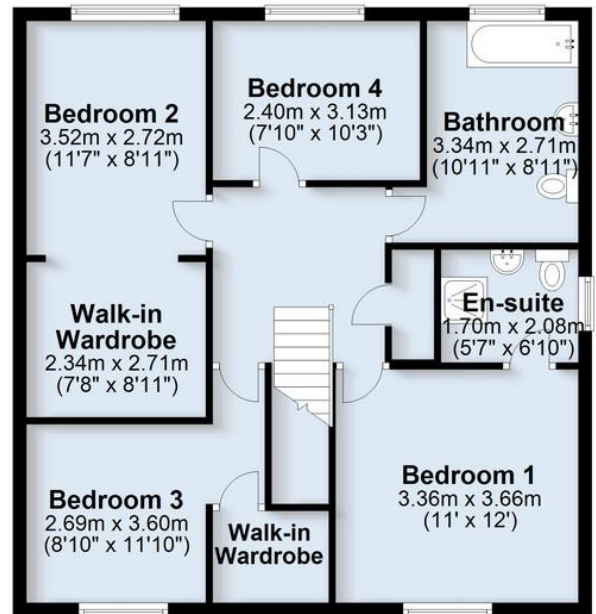
### Ground Floor

Approx. 87.2 sq. metres (938.7 sq. feet)

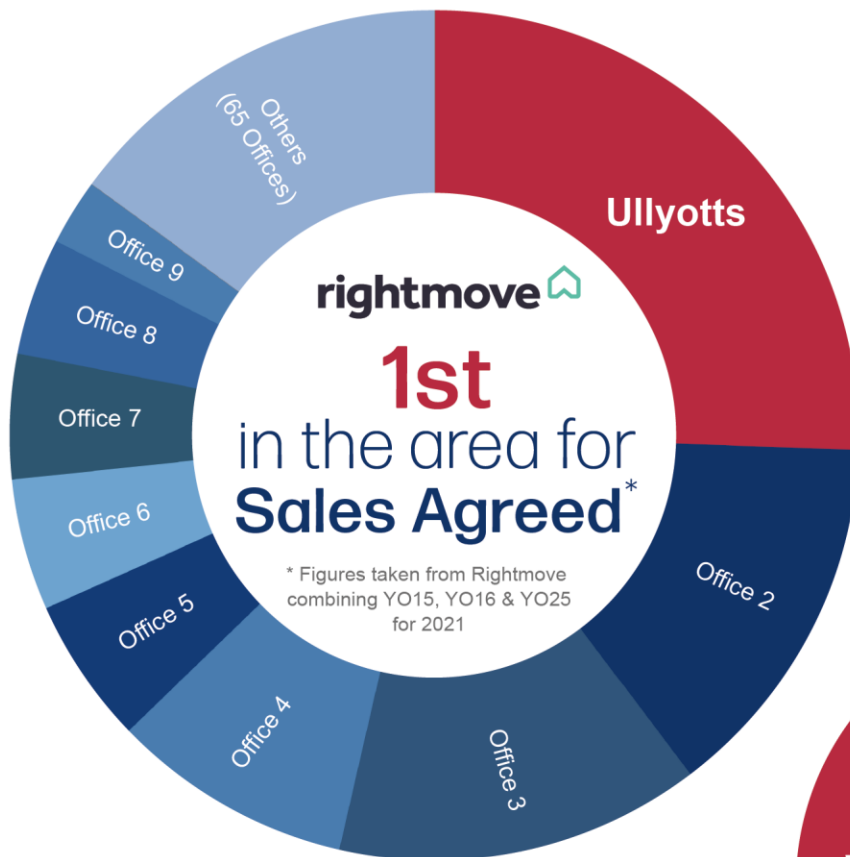


### First Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



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EST 1891



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