



21 Priestgate
Nafferton
YO25 4LR

ASKING PRICE OF

£280,000

4 Bedroom Semi Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



4



2



1



Off Road
Parking



Gas Central Heating

21 Priestgate, Nafferton, YO25 4LR

A deceptively spacious family home which is well maintained and is beautifully presented throughout including new boiler and roof in 2024.

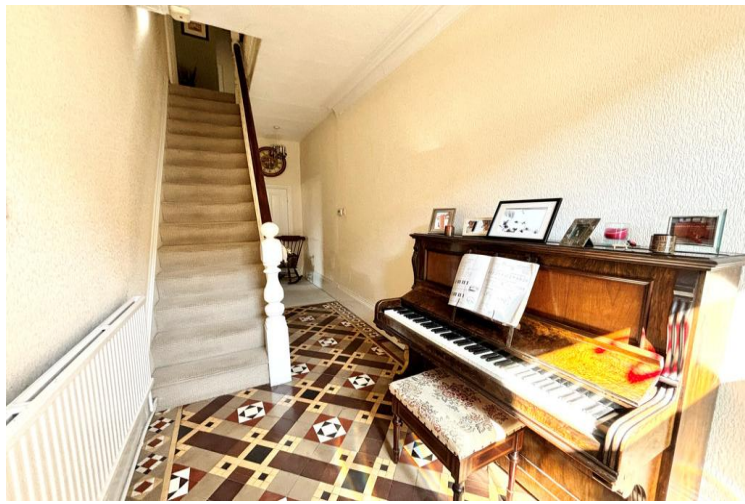
THE SIZEABLE PROPERTY IS AN ABSOLUTE MUST TO VIEW!
Each room provides space in abundance and the layout actually offers huge versatility combined with period features and quality fixtures and fittings. The property is located within the hub of this popular village and would be suitable for a variety of buyers looking for spacious living in a non-estate setting. The layout features two main reception rooms plus spacious breakfast kitchen and utility, four bedrooms on the first floor with house bathroom.

Externally there is off-street parking to the side, whilst to the rear is an enclosed area of garden.

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



Sitting Room



kitchen

Accommodation

ENTRANCE HALL

A superb entrance to the property featuring straight flight staircase to the first floor having a spindle old bannister and built-in understairs storage cupboard. Mosaic tiled floor and feature ceiling cornice. Radiator.

LOUNGE

13' 5" x 13' 3" (4.09m x 4.06m)

With front facing window on to Priestgate and inset woodburning stove on a tiled hearth with timber overmantel and brickwork feature back. Decorative ceiling cornice and fitted picture rail, polished exposed wooden flooring. Radiator.

SITTING ROOM

16' 0" x 11' 3" (4.9m x 3.45m)

A hugely versatile room featuring tiled flooring and decorative ceiling cornice plus picture rail. Radiator.

Open plan leading into:

KITCHEN

14' 9" x 12' 0" (4.52m x 3.66m)

Stylishly open plan and providing plenty of space for a breakfast table, the kitchen area being fitted with a comprehensive range of base and wall cupboards finished with

panelled doors in oak with contrasting granite worktops and complimentary splash back tiling. Inset stainless steel sink with single drainer and base cupboard beneath and integrated appliances including electric oven, five ring gas hob and extractor hood over, microwave, refrigerator and dishwasher plus inset ceiling spotlights. Ceramic tile floor.

UTILITY ROOM

10' 0" x 6' 0" (3.07m x 1.85m)

Fitted with a wide range of base cupboards, worktops and splash back tiling. Inset single bowl stainless steel sink beneath and space and plumbing for freestanding appliances. Radiator.

CLOAKROOM/WC

Fitted with a modern two-piece suite comprising low-level WC and pedestal wash hand basin, rear facing window and tiled flooring. Wall hung gas-fired central heating boiler.

LANDING

MASTER BEDROOM

13' 5" x 13' 5" (4.09m x 4.09m)

Featuring front facing window and decorative ceiling cornice. Radiator.



Utility



Cloaks



Landing



Master Bed

BEDROOM 2

14' 7" x 11' 10" (4.45m x 3.61m)

With twin windows to the side and decorative ceiling cornice. Radiator.

BEDROOM 3

13' 5" x 11' 5" (4.09m x 3.48m)

With twin windows to the side. Radiator.

BEDROOM 4

8' 3" x 6' 5" (2.54m x 1.96m)

With front facing window. Radiator.

BATHROOM

Stylishly fitted with a modern four piece suite comprising Jacuzzi panelled bath, fully tiled shower enclosure with electric shower and vanity wash hand basin. Low-level WC. Partially tiled walls and rear facing window. Wall mounted heated towel rail

OUTSIDE

The property stands back from the road behind a shallow front forecourt with walled boundary and wrought iron fence and matching gate.

There is vehicle parking to the side of the property whilst to the rear is an enclosed area of 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 C.



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

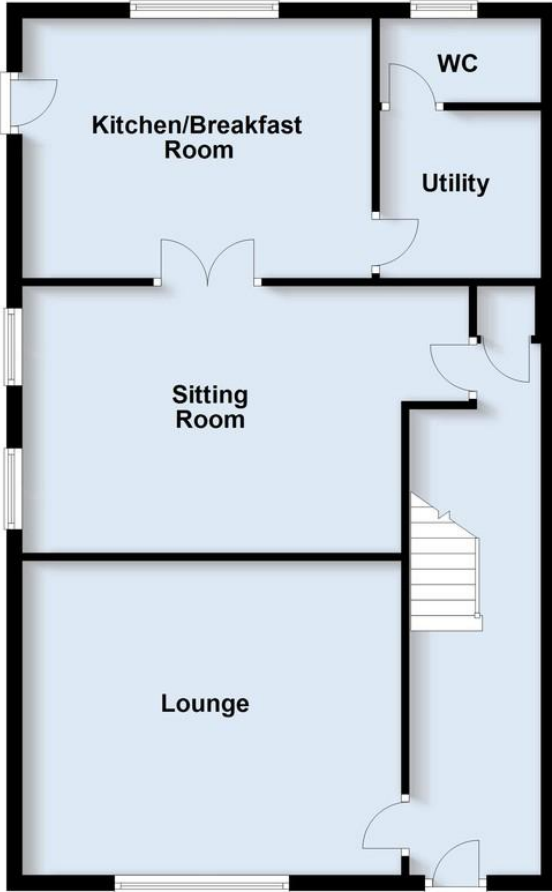
Strictly by appointment with Ulllyotts.

Regulated by RICS

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

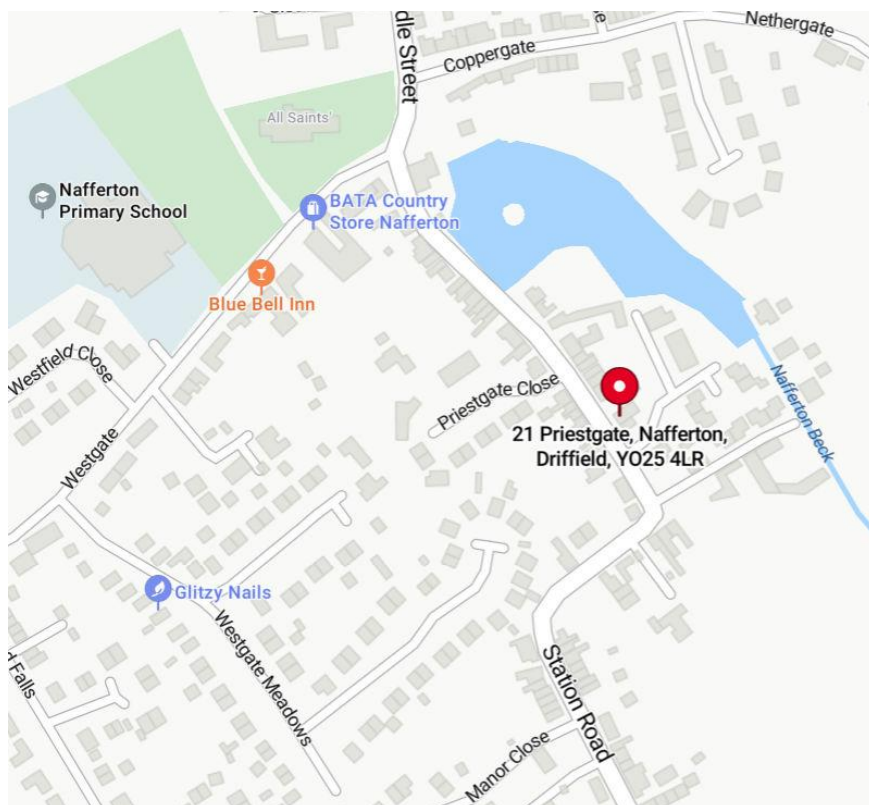
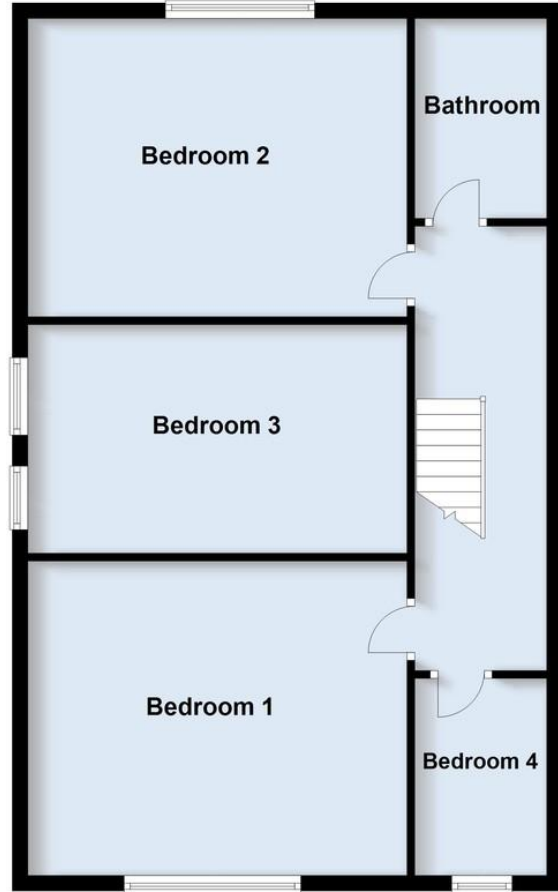
Ground Floor

Approx. 74.3 sq. metres (799.2 sq. feet)



First Floor

Approx. 77.7 sq. metres (836.5 sq. feet)



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■ Ulllyotts ■

EST 1891



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