



12 Manor Close
Nafferton
YO25 4HG

ASKING PRICE OF

£245,000

3 Bedroom Semi-Detached House

■ Ulliyotts ■
EST 1891

01377 253456



Rear view



Off Road
Parking



Gas Central Heating

12 Manor Close, Nafferton, YO25 4HG

An extremely deceptive semi-detached house which provides larger style family orientated accommodation that is impeccably presented throughout and stands on a fabulous plot with extensive garden to the rear.

There are so many features on offer with this house that has been extended to include a rear facing conservatory and benefits from contemporary fixtures and fittings including high specification kitchen that includes quality appliances plus beautifully appointed bathroom and cloakroom.

A hidden feature of this property is the second vehicle access. Not only does it include a side drive with single garage, the side drive being able to accommodate multiple vehicles, it also includes a vehicle access from the rear which could be developed further, if required, to accommodate buyers with caravans, motorhomes, trailers etc.

In all, this is a truly impressive semi-detached house located within one of Nafferton's most popular and sought-after cul-de-sacs. **VIEWING IS UNLIKELY TO DISAPPOINT!**

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



Cloakroom/WC



Lounge



Kitchen

Accommodation

ENTRANCE HALL

With Karndean flooring and staircase leading off to the first floor featuring a spindled old oak banister. Double panelled radiator. Built in understairs cupboard.

Door to:

DOWNSTAIRS WC

Half tiled with WC and wash hand basin and vanity unit. Karndean flooring. Chrome heated towel radiator.

LOUNGE

14' 2" x 11' 2" (4.32m x 3.41m)

With front facing window, Karndean flooring and feature chimney breast with inset gas-fired log effect stove and timber overmantel upon a feature hearth. Coved ceiling and radiator.

KITCHEN

9' 10" x 9' 10" (3m x 3m)

Beautifully fitted with a contemporary range of kitchen units featuring base and wall mounted cupboards finished with sleek handleless doors. Inset sink with cupboards beneath and rear facing window plus a range of quality 'BOSCH' integrated appliances including hob with extractor over, electric oven, concealed fridge and dishwasher. Door to the side exterior.

Arch into:

DINING ROOM

9' 10" x 7' 10" (3.01m x 2.41m)

With rear facing patio doors leading into the conservatory. Radiator.

CONSERVATORY

11' 6" x 9' 6" (3.51m x 2.9m)

With views over the garden and French doors leading to the exterior. Laminate flooring and radiator.

FIRST FLOOR

BEDROOM 1

11' 10" x 10' 5" (3.62m x 3.18m)

With front facing window. Radiator

BEDROOM 2

10' 10" x 10' 0" (3.32m x 3.05m)

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

BEDROOM 3

8' 1" x 7' 2" (2.48m x 2.2m)

With front facing window. Radiator.

LANDING

Airing cupboard housing combi-boiler.



Dining Room



Conservatory



Landing



Bedroom

BATHROOM

With three-piece suite comprising panelled bath having a shower over, vanity wash hand basin and low-level WC. Heated towel radiator.

OUTSIDE

The property stands back from the road behind its own front garden. There is a side drive which leads to a single detached garage with uPVC doors..

To the rear of the property is an extensive area of garden which features a paved patio immediately to the rear of the house. Shallow brick steps lead to the main garden area which comprises a lawn with side borders plus additional enclosed paved seating area, again with borders. There is a gated access off Cherry Drive which is located to the rear of the property and this leads to a gravelled vehicle parking area. This would be suitable for caravans, motorhomes, trailers etc.

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.

ENERGY PERFORMANCE CERTIFICATE

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

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



Bathroom



Paved Patio



Paved Patio



Garden

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

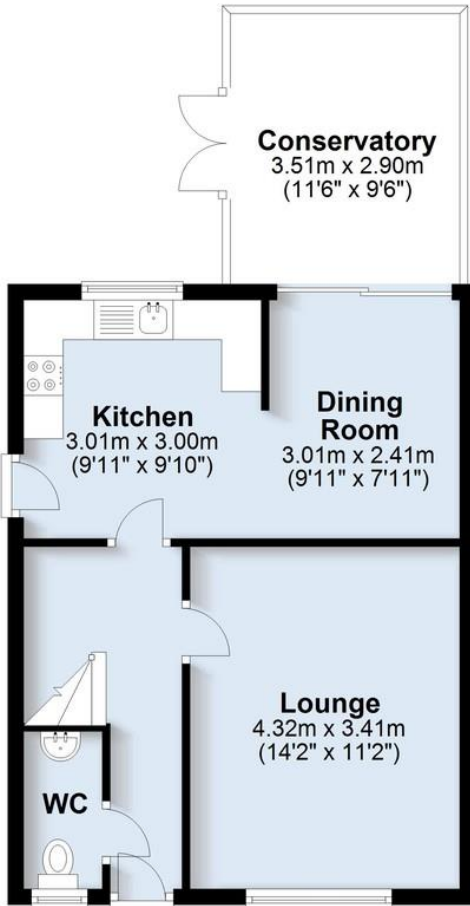


Rear Seating area

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

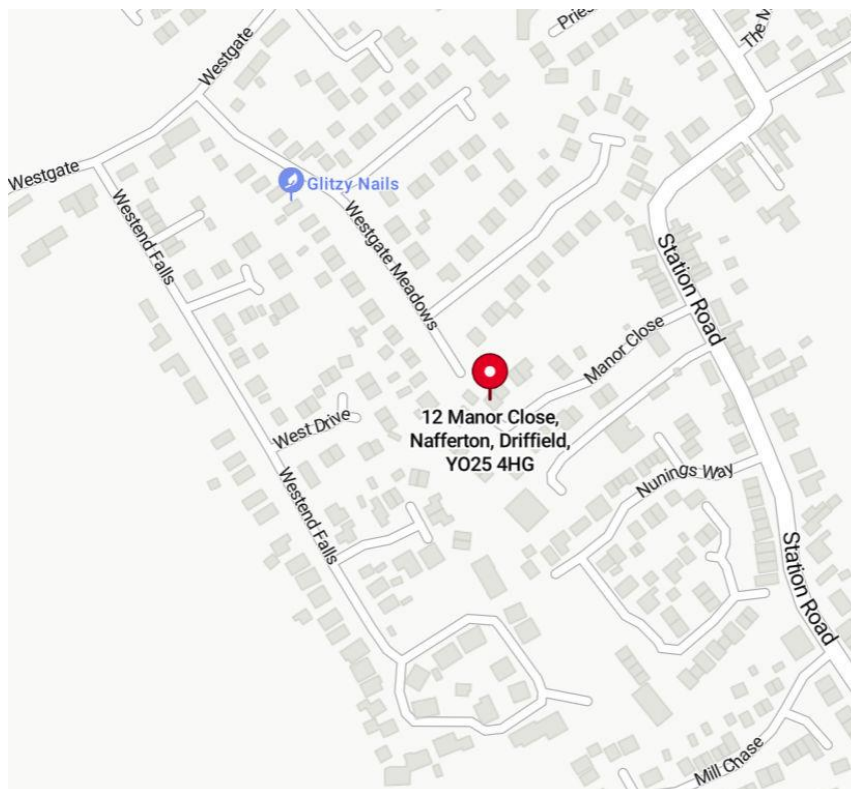
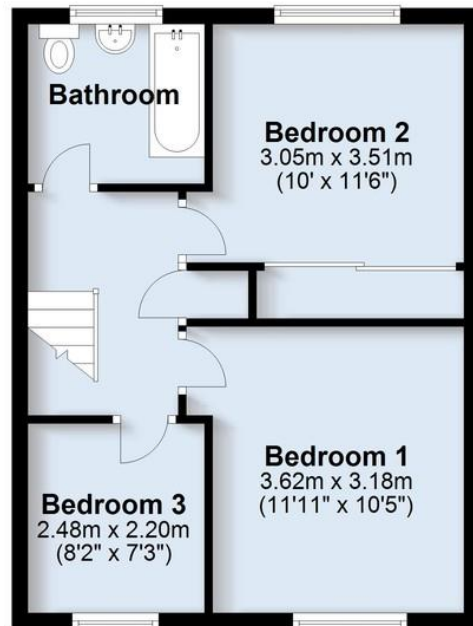
Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)

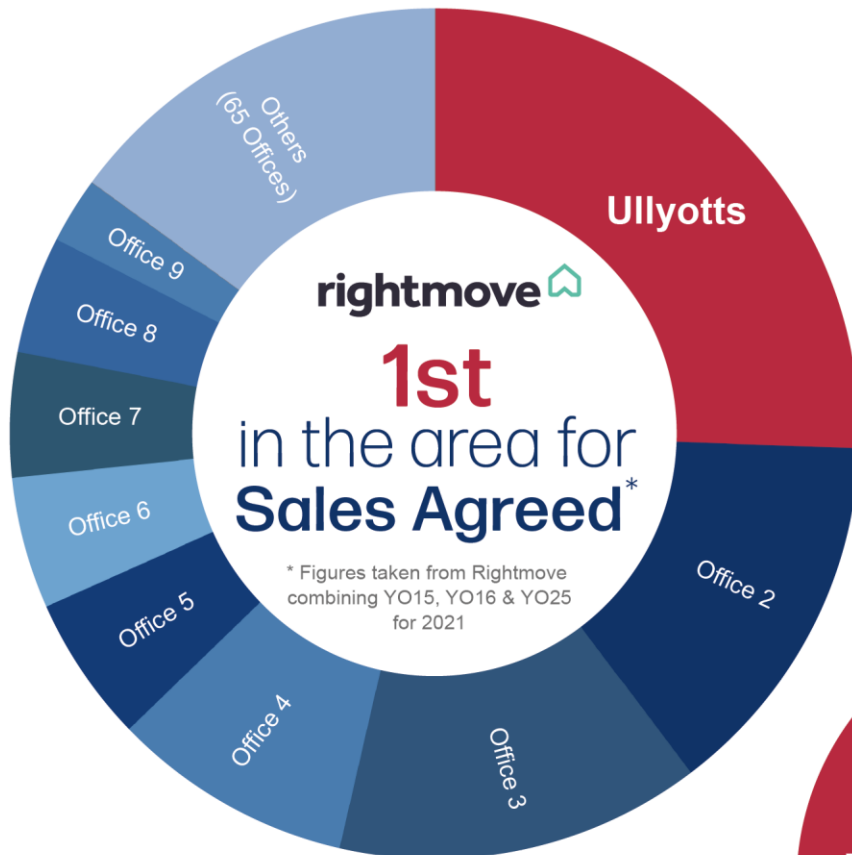


First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



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