



Croft Garth
Nafferton Road
Wansford, YO25 8NT

ASKING PRICE OF

£495,000

4 Bedroom Detached House within extensive grounds

■ **Ulllyotts** ■
EST 1891

01377 253456



Extensive Grounds



Off Road
Parking



Oil Central Heating

Croft Garth Nafferton Road, Wansford, YO25 8NT

Known affectionately as 'Garthy' by the vendors who have owned the property for decades, Croft Garth is a very distinctive and much-loved detached residence located on the outskirts of the quiet rural village of Wansford.

The property stands within extensive grounds, most notably to the front which are formed by rolling lawns and mature trees whilst to the rear is a small paddock.

More private gardens are situated to the rear of the property.

Dating from 1776, Croft Garth offers an extensive range of accommodation arranged over two floors. Upon entering the property, you are greeted with a fine reception hall which is a reception room in its own right and this offers the staircase leading to the first floor. There are two further reception rooms plus the addition of a conservatory on the side. To the rear of the property are the kitchen, utility and ground floor WC. The first floor features four bedrooms plus house bathroom.

The house would benefit from some updating, however, definitely offers scope for the new owners to create a truly distinctive family home which will cover the next period of its undoubted history!

WANSFORD

Wansford is a village and former civil parish, now in the parish of Skerne and Wansford, in the East Riding of Yorkshire. It is situated on the B1249 road and just to the north of the River Hull and the Driffield Canal. It is approximately 2.5 miles south-east of Driffield and 3 miles north-west of North Frodingham.



Reception Hall



Lounge



Conservatory



Dining Room

Accommodation

RECEPTION HALL

13' 6" x 13' 1" (4.12m x 4m)

With feature beamed ceiling and staircase leading off to the first floor. Open fireplace with tiled surround. Radiator.

LOUNGE

19' 10" x 12' 0" (6.05m x 3.68m)

With beamed ceiling and offering an open fire with cast-iron fireplace having a timber surround. Radiator.

Doors leading into:

CONSERVATORY

11' 6" x 9' 2" (3.51m x 2.81m)

Offering views over the garden.

DINING ROOM

13' 8" x 13' 6" (4.18m x 4.12m)

With beamed ceiling and again with an open fireplace having a cast-iron back with tiled inset and timber surround. Radiator.

KITCHEN

9' 10" x 8' 0" (3.02m x 2.45m)

Fitted along three walls with a range of traditionally styled kitchen units including base cupboards with drawers over,

drawer unit and wall mounted cupboards to match all finished with painted panelled doors. Integrated appliances include electric oven and hob with extractor canopy. Inset sink with swan neck mixer tap and single drainer. Ceramic tiled floor.

UTILITY

11' 10" x 8' 4" (3.61m x 2.55m)

Fitted with units similar to those in the kitchen and also having a Belfast style sink plus space and plumbing for an automatic washing machine and provision for a dryer and dishwasher. Door to the rear.

WC

11' 10" x 6' 4" (3.62m x 1.95m)

With low level WC and pedestal wash hand basin. Radiator.

FIRST FLOOR

MASTER BEDROOM

14' 3" x 12' 5" (4.36m x 3.81m)

With front facing window and fitted fireplace plus built-in range of wardrobes.

BEDROOM 2 12' 1" x 10' 11" (3.69m x 3.34m)

With front facing window. Radiator.



Kitchen



Utility



Extensive Grounds



Outbuildings

BEDROOM 3

12' 11" x 9' 1" (3.96m x 2.78m)

With front facing window. Radiator

BEDROOM 4

8' 11" x 6' 8" (2.74m x 2.05m)

With side facing window and built in range of storage cupboards. Radiator.

BATHROOM

With suite comprising panelled bath, pedestal wash hand basin and low-level WC. Separate shower enclosure with electric shower. Dual aspect windows.

OUTSIDE

Croft Garth enjoys a very attractive setting with wide roadside frontage. The gardens are extensive, most notably to the front of the property which benefits from rolling lawns with mature trees.

There is vehicle access from Nafferton Road and this leads to a large area of parking plus two single garages. In addition, there are a range of outbuildings/stores offering potential for a variety of uses.

There are private gardens to the side of the property whilst, to the rear is a small enclosed patio.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 213 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

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 F.

ENERGY PERFORMANCE CERTIFICATE

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

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.



Private Gardens

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VIEWING

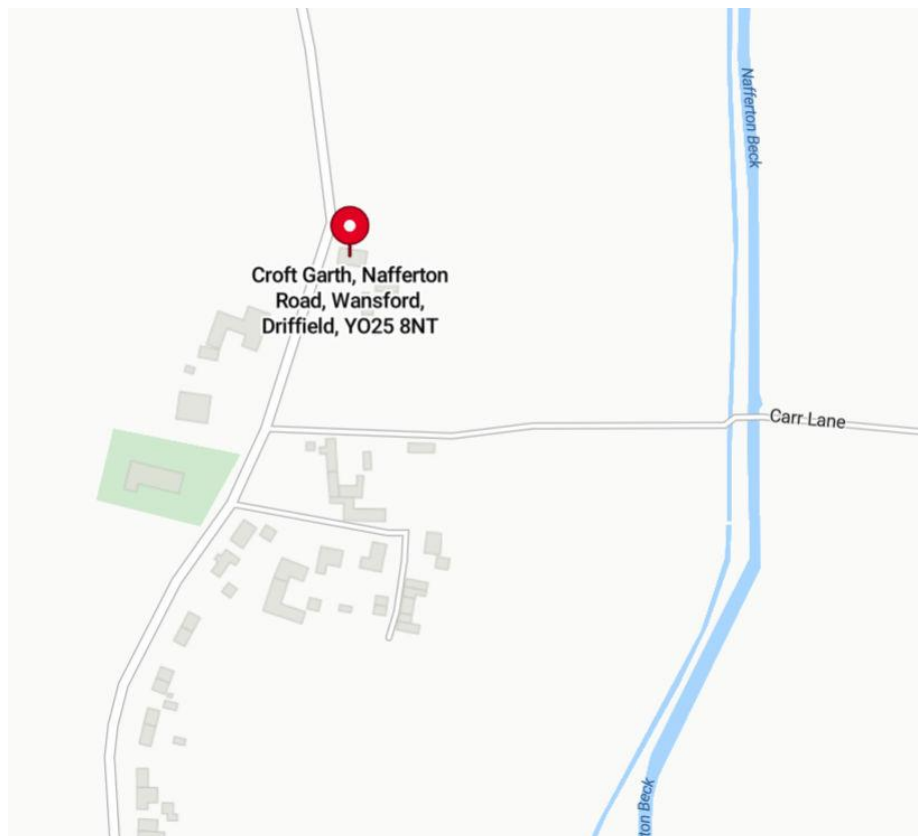
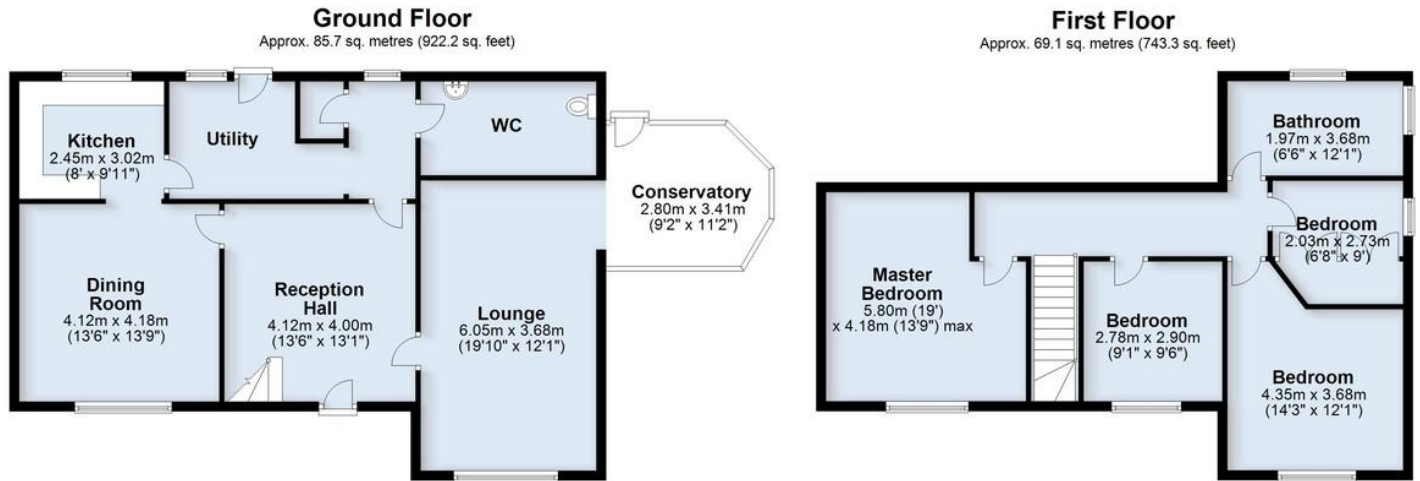
Strictly by appointment with Ulllyotts.

Regulated by RICS



Wide roadside frontage

The stated EPC floor area, (which may exclude conservatories),
is approximately 177 sq m



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