



73 Station Road  
Nafferton  
YO25 4LS

ASKING PRICE OF

**£235,000**

3 Bedroom End Terrace House

■ **Ulliyotts** ■  
EST 1891

01377 253456



Breakfast Kitchen



3



1



2



Off Road  
Parking



Gas Central Heating

## 73 Station Road, Nafferton, YO25 4LS

A delightful, cottage-style property, set back from the road behind an attractive picket fence which enhances the whole look of this modern home.

The property provides more than it would first appear and includes a larger than normal lounge which features a front facing window and electric, flame effect, fire plus the focal point of a wonderful kitchen space with Island and bi-fold doors which lead out on to the garden creating a great additional exterior space during the better weather.

The first floor includes three bedrooms with the master bedroom having an en-suite plus house bathroom.

Externally, the gardens are more extensive than it would first appear with an additional space being located to the side and suitable for the positioning of a shed/home office, if required. The remaining garden is enclosed.

The main cul-de-sac provides access to a dedicated parking area for the row of cottages with Number 73 benefitting from extensive parking within a block paved area and suitable for multiple vehicles.

### 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.



Lounge



Breakfast Kitchen



Breakfast Kitchen



Bathroom

## Accommodation

### ENTRANCE HALL

With further access into the cloakroom and lounge.

### CLOAKROOM/WC

With low-level WC and wash hand basin.

### LOUNGE

17' 5" x 13' 3" (5.31m x 4.05m)

With front facing window and feature staircase leading off to the first floor, fireplace with electric, flame effect, fire in situ.

### BREAKFAST KITCHEN

15' 10" x 11' 10" (4.83m x 3.61m)

A STUNNING space featuring range of contemporary kitchen units along one wall plus additional freestanding Island.

Integrated appliances include electric induction hob with extractor over, electric oven and separate microwave plus concealed dishwasher.

Inset sink with base cupboard beneath. Inset ceiling lighting and featuring bi-fold doors which lead out onto the exterior.

Understairs cupboard providing plumbing for automatic washing machine.

### LANDING

### BATHROOM

With suite comprising panelled bath, having a shower over with glass side screen and being fully tiled. Vanity wash hand basin with tile splashback and low-level WC. Ceramic tiled floor.

### BEDROOM 1

9' 11" x 10' 8" (3.03m x 3.27m)

With front facing window.

### EN-SUITE

With walk-in shower having a glass screen and contemporary tiling. Vanity style wash hand basin and low-level WC.

### BEDROOM 2

12' 0" x 7' 10" (3.67m x 2.41m)

With rear facing window.

### BEDROOM 3

8' x 8' 5" (2.44m x 2.57m)

With rear facing window.



Bedroom



En-Suite



Bedroom



Bedroom

### OUTSIDE

The property stands back from the road behind an attractive picket fence which enhances the overall look of the cottage style design. To the rear of the property is an extensive area of garden which also extends to the side having a useful space for a shed or even home office, if required.

There is a block paved parking area to the rear of the property and Number 73 enjoys access to parking for multiple vehicles.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 86 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

Band C.

### ENERGY PERFORMANCE CERTIFICATE

Rating B.

### 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.



Garden



Garden to the side

### WHAT'S YOURS WORTH?

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### VIEWING

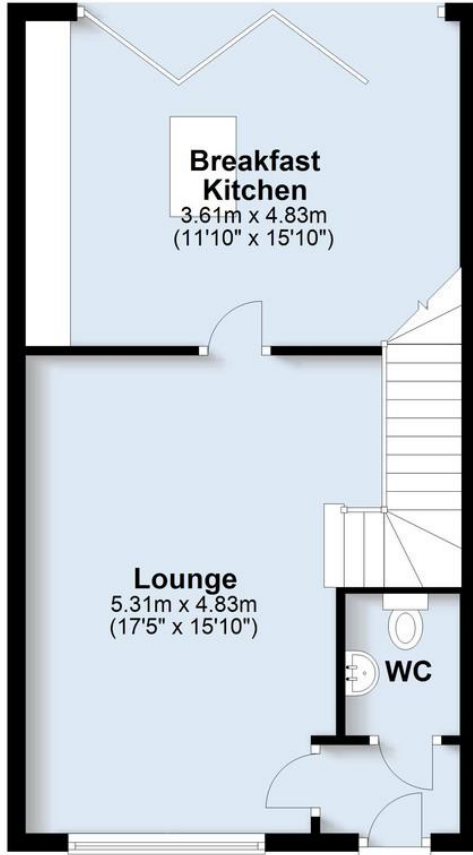
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 86 sq m

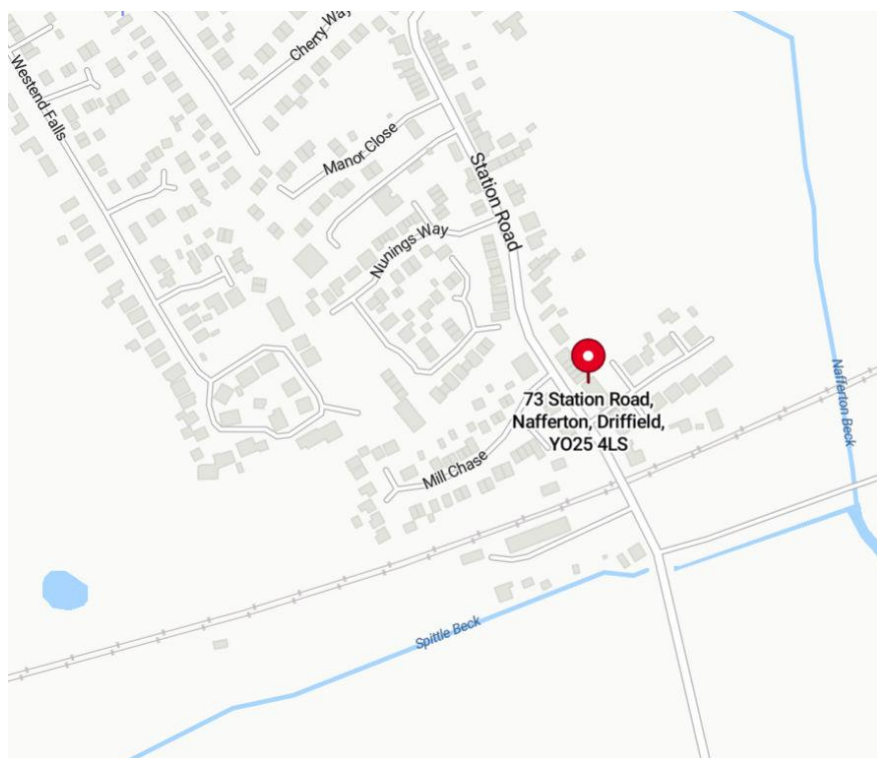
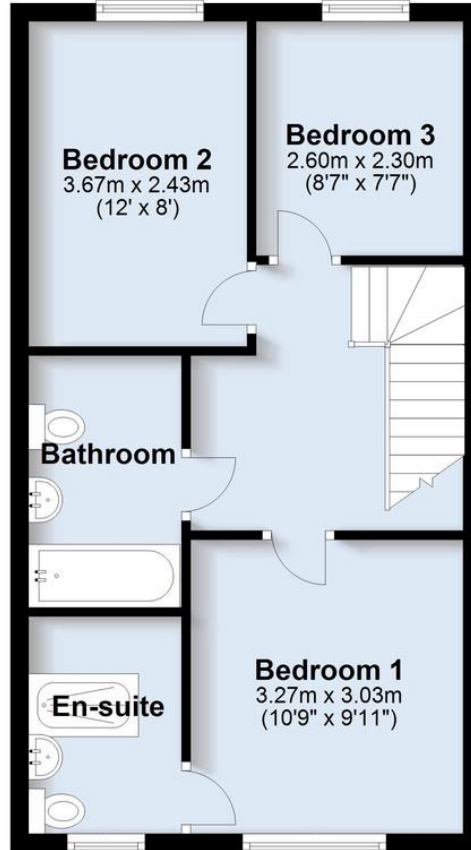
### Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)

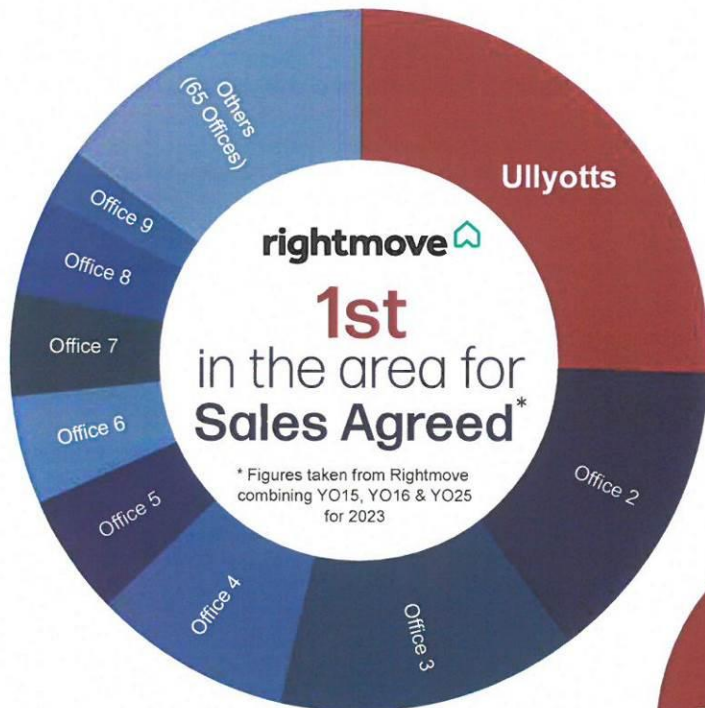


### First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



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