



9 Priory Close
Nafferton, YO25 4AT

ASKING PRICE OF

£205,000

3 Bedroom End Terraced House

■ **Ulllyotts** ■
EST 1891

01377 253456



Kitchen



9 Priory Close, Nafferton, YO25 4AT

Forming part of this modern cul-de-sac development within the popular, much sought after village of Nafferton, this is a superbly presented modern town house offering delightfully presented accommodation arranged over three floors. The property may well suit a variety of purchasers from first time buyers through to couples simply wanting a low maintenance home in an attractive setting.

The ground floor accommodation features a front facing lounge which features a fireplace including electric fire. The kitchen includes a dedicated breakfasting area and is well fitted with a range of modern kitchen units along three walls. There are also integrated appliances. There are 2 bedrooms and bathroom on the middle floor with a master bedroom and en-suite being on the upper most floor.

Parking is available to the front of the property and there is an enclosed area of garden to the rear along with shed.

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



Lounge



Master Bedroom



En-suite

Accommodation

ENTRANCE

Entrance into lobby with staircase off leading to the first floor.

LOUNGE

15' 6" x 11' 6" (4.73m x 3.52m)

Front facing square bay window, feature fireplace with electric fire, radiator and decorative ceiling cornice.

BREAKFAST KITCHEN

14' 11" x 7' 10" (4.57m x 2.4m)

One being rear facing and having doors leading out on to the rear garden, fitted with a range of modern kitchen units including base and wall mounted cupboards along with worktops. Integrated appliances include electric oven and hob with extractor over. Integrated washing machine and fridge. Inset sink with base cupboard beneath. Dedicated breakfasting area.

CLOAKROOM/WC

With low level suite.

FIRST FLOOR

LANDING

BEDROOM 2

14' 11" x 8' 1" (4.57m x 2.48m)

With built in wardrobes having sliding doors. Rear facing windows.

BEDROOM 3

9' 10" x 7' 11" (3.02m x 2.42m)

With front facing window. Radiator.

BATHROOM

Suite comprising panelled bath having a mixer shower over and glass side screen, low level WC and pedestal wash basin. Fully tiled around the shower area with half tiling elsewhere. Tiled floor and radiator.

2ND FLOOR MASTER BEDROOM

14' 11" x 13' 10" (4.57m x 4.23m)

With front facing window and sloping ceilings. Built in wardrobes with sliding doors.

EN-SUITE

With shower enclosure being fully tiled and having a mixer shower, low level WC and pedestal wash basin. Radiator. Sloping ceiling.



Bedroom 2



Bathroom



Rear View



Garden

OUTSIDE

The property stands back from the road behind a front forecourt which provides parking for 2 vehicles. To the rear of the property is an enclosed area of garden which is predominately lawned whilst also having a paved patio immediately to the rear of the property. There is also a timber shed.

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

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (to be confirmed)

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.

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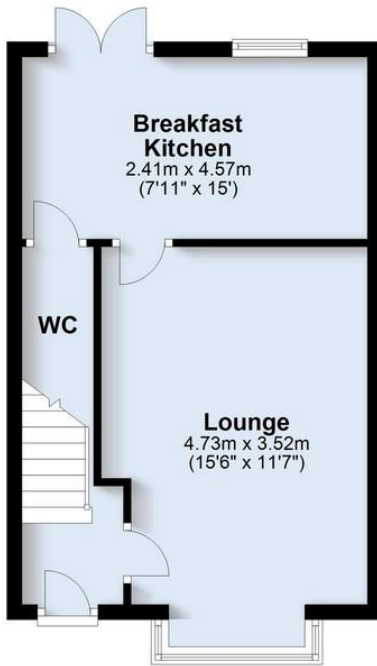
VIEWING

Strictly by appointment with Ulyyotts.

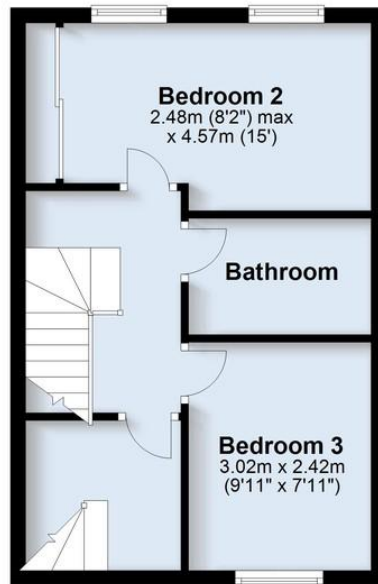
Regulated by RICS

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

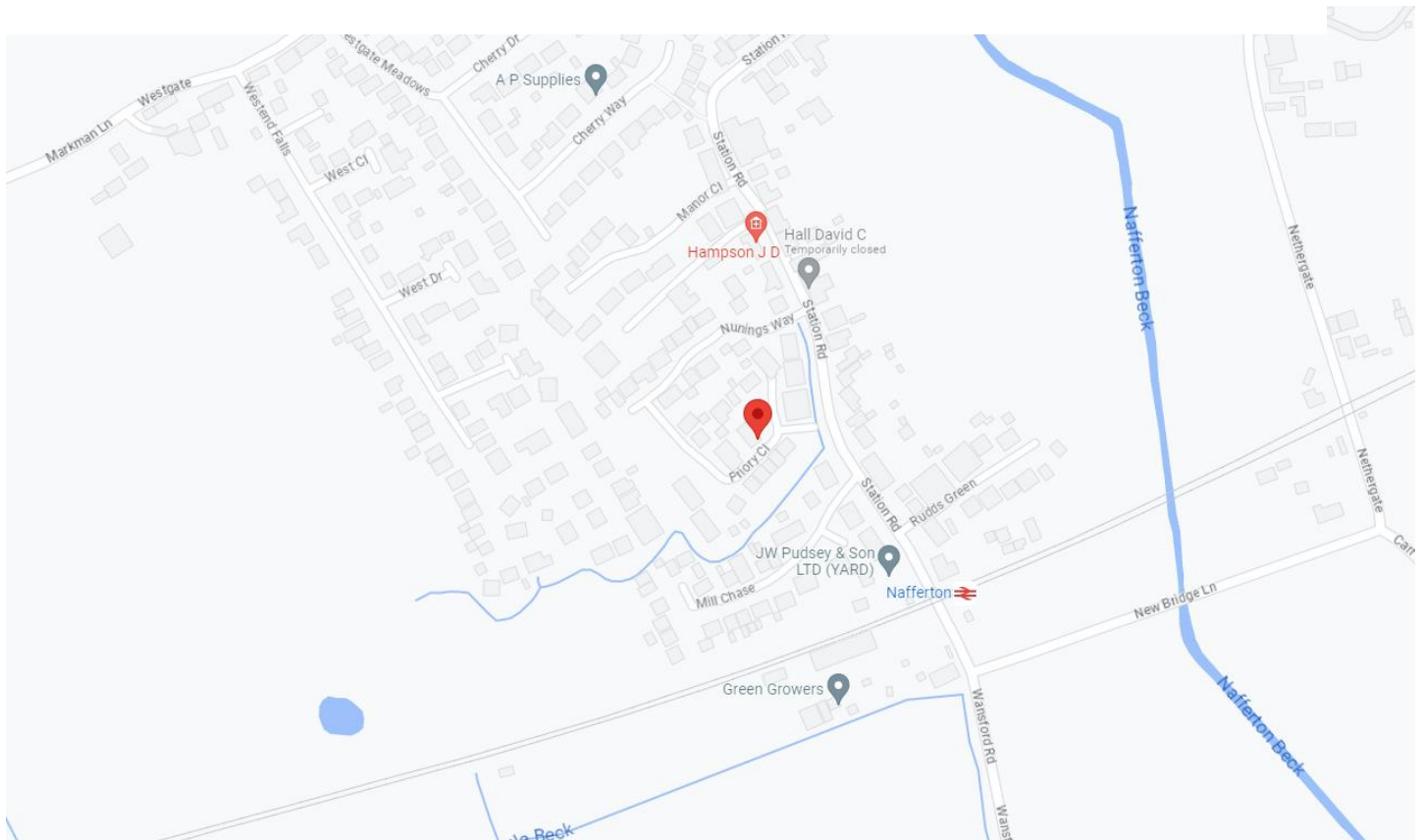
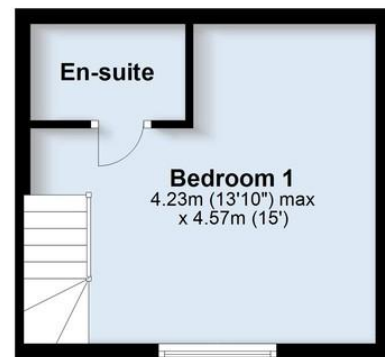
Ground Floor



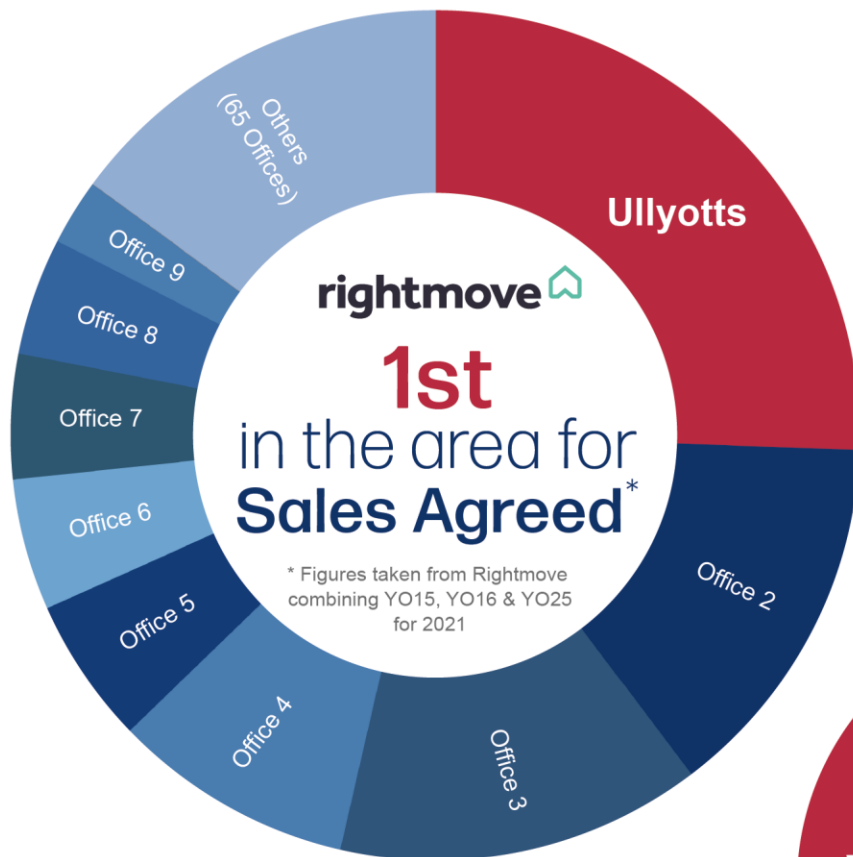
First Floor



Second Floor



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