



51 West End Falls
Nafferton
YO25 4QA

ASKING PRICE OF

£180,000

2 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



2



1



1



Off Road
Parking



Gas Central Heating

51 West End Falls, Nafferton, YO25 4QA

A nearly new semi detached home, located within a popular and sought after cul-de-sac development on the fringe of the desirable village of Nafferton. Being exceptionally well presented and having a delightful contemporary feel, this home really is in a move in condition with accommodation which includes entrance hall with cloakroom/WC, lounge with laminate flooring, oak finished cottage-style doors with chrome furniture, a contemporary fitted kitchen with integrated appliances and French doors leading onto the rear, to first floor bedrooms and well appointed bathroom with shower

There is parking to the rear of the property plus an enclosed area of garden which is partially patio and partially laid to lawn.

In summary, this is a great low maintenance home benefiting from a modern specification and high energy efficiency meaning lower running costs.

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.



Cloakroom



Lounge



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE HALL

CLOAKROOM

With low level WC and wash hand basin. Radiator.

LOUNGE

16' 6" x 9' 10" (5.05m x 3m)

Featuring oak effect laminate flooring and stylish oak finished cottage doors with chrome handles, front facing window and staircase leading off to the first floor. Radiator.

BREAKFAST KITCHEN

13' 2" x 10' 4" (4.03m x 3.17m)

Fitted along two walls with a contemporary range of kitchen units including base cupboards, drawer units and wall mounted cupboards all finished with Shaker style doors in grey. Co-ordinating worktop and integrated appliances including electric oven plus electric hob with extractor over.

This space and plumbing for automatic washing machine and integrated fridge plus freezer. Oak effect laminate flooring and double French doors leading out into the garden. Inset ceiling lighting.

LANDING

BEDROOM 1

10' 0" x 13' 2" (3.05m x 4.03m)

With rear facing window. Radiator.

BEDROOM 2

13' 2" x 10' 1" (4.03m x 3.08m)

With front facing window. Radiator

BATHROOM

With contemporary suite comprising 'P' shaped shower bath with curved edge glass screen, low-level WC and pedestal wash hand basin. Fully tiled around the bath with half tiling elsewhere.

OUTSIDE

The property is set back from the road behind a very shallow front forecourt. There is a side landscaped area whilst to the rear is an area of patio, lawn and garden within a timber fence.

To the rear of the property is a drive which provides off-street parking.



Bedroom



Bedroom



Bathroom



Off street parking

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 69 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 B.

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.

WHAT'S YOURS WORTH?

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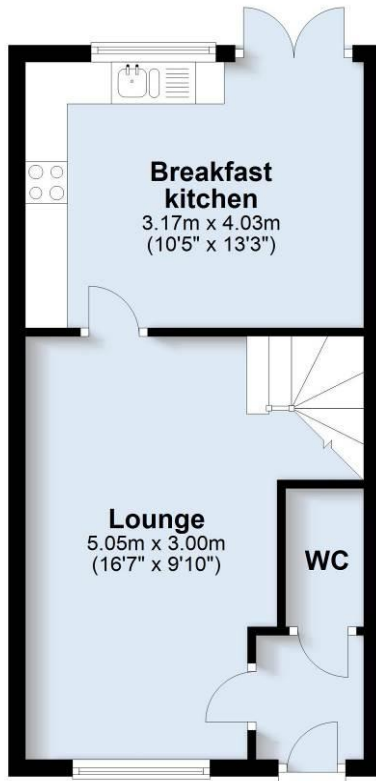
VIEWING

Strictly by appointment with Ulllyotts.
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 69 sq m

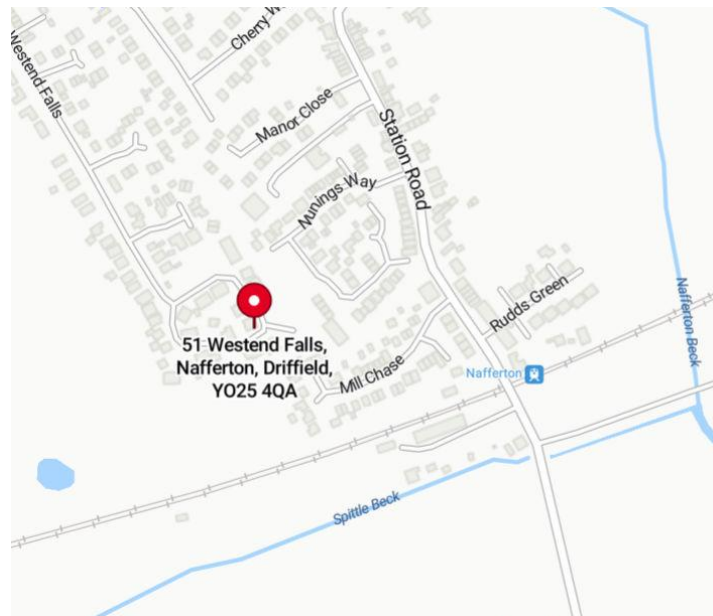
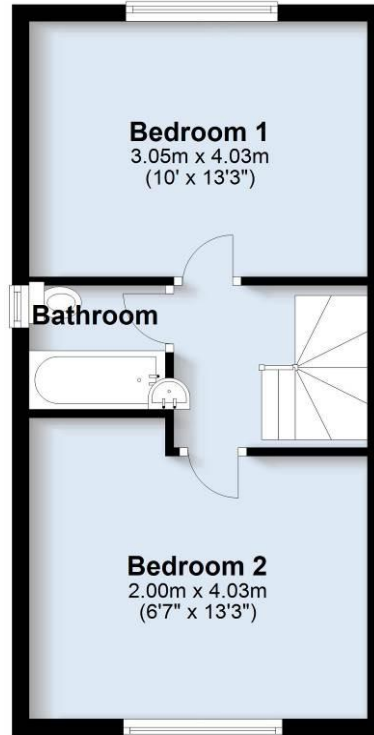
Ground Floor

Approx. 33.6 sq. metres (361.1 sq. feet)

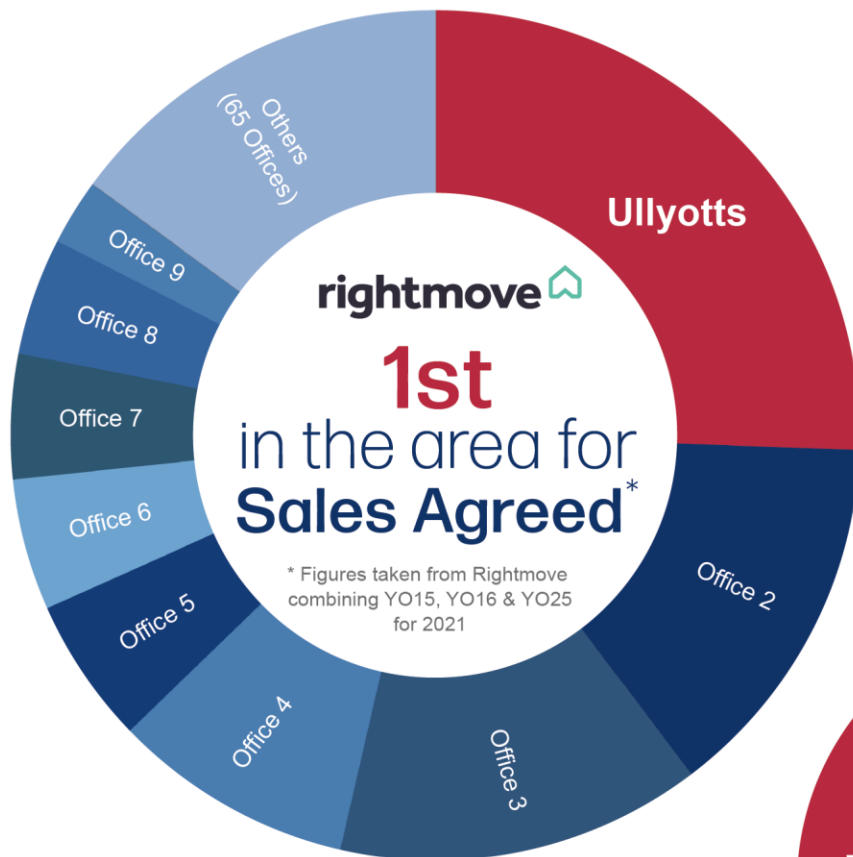


First Floor






Approx. 34.0 sq. metres (365.7 sq. feet)



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EST 1891



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