



63 West End Falls
Nafferton
YO25 4QA

ASKING PRICE OF

£210,000

3 Bedroom Semi-Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Lounge



3



1



1



Off Road
Parking



Gas Central Heating

63 West End Falls, Nafferton, YO25 4QA

A high quality semi-detached house, originally built by local renowned developers G P Atkin Homes forming part of a very attractive cul-de-sac development on the outer part of this popular village.

The property is located on a good-sized plot with vehicle access to the side as well as generous fenced garden to the rear.

The interior layout features an open plan living room with dining area and kitchen. The kitchen area featuring a wealth of integrated appliances and it is the finish of these houses which have proved them to be popular and remain of equal popularity when re-sold.

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.



Kitchen



Lounge



Bedroom



Bedroom

Accommodation

ENTRANCE HALL

A beautiful entrance to the main house with feature laminate flooring and oak finished interior doors leading off to principal accommodation. Built-in storage cupboard with space and plumbing for automatic washing machine. Radiator.

CLOAKROOM/WC

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

KITCHEN

9' 10" x 8' 1" (3.01m x 2.47m)

Open plan to the dining area (measurements are merely for guidance). Featuring a wealth of fitted kitchen units including base and wall mounted cupboards along with worktops and integrated appliances including dishwasher, fridge/freezer, four-ring gas hob with extractor hob over and electric oven. In set one and a half bowl sink with single drainer. Fitted laminate flooring. Extending into:

LOUNGE

17' 4" x 15' 5" (5.29m x 4.72m)

A great rear facing room with patio doors leading onto the rear patio. Fitted laminate flooring and staircase leading off to the first floor. Radiator.

FIRST FLOOR

LANDING

BEDROOM 1

15' 6" x 9' 5" (4.73m x 2.89m)

With dual windows to the front. Radiator.

BEDROOM 2

10' 5" x 9' 1" (3.18m x 2.77m)

With rear facing window. Radiator.

BEDROOM 3

11' 5" x 6' 0" (3.48m x 1.85m)

With rear facing window. Radiator.

BATHROOM

With modern suite comprising panelled bath, pedestal wash hand basin and low-level WC. Heated towel radiator and side window.

OUTSIDE

The property stands back from the road behind a front forecourt. There is a gravelled side drive which provides off-street parking. To the rear of the property is a paved patio



Bedroom



Bedroom



Bathroom



Garden

which gives way to an expanse of lawn all enclosed by a timber fence. There is also a very useful covered timber shelter.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 80 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.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Rear Elevation

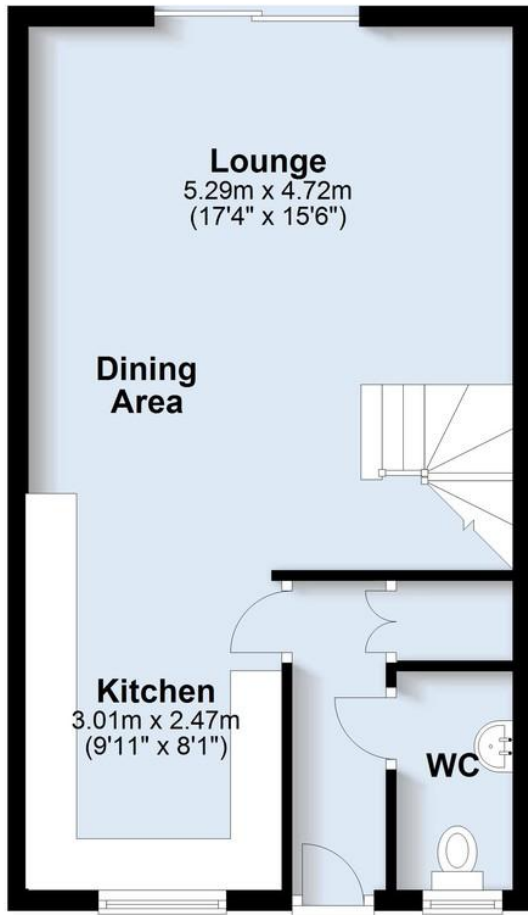


House Sign

The stated EPC floor area, (which may exclude conservatories),
is approximately 80 sq m

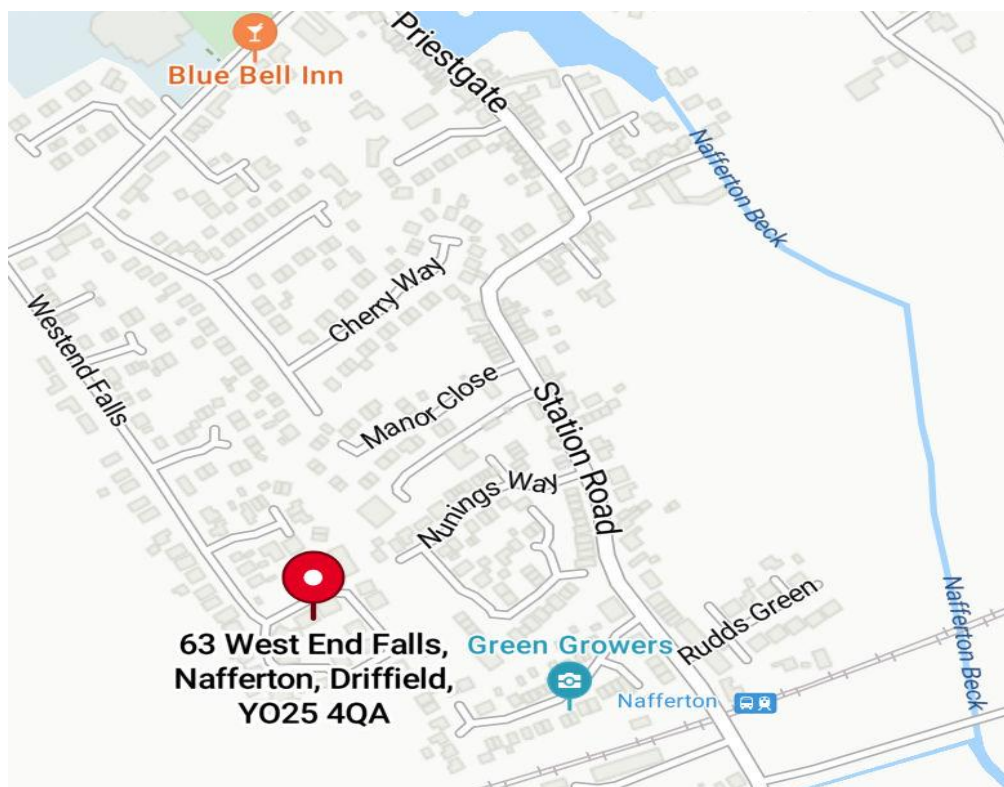
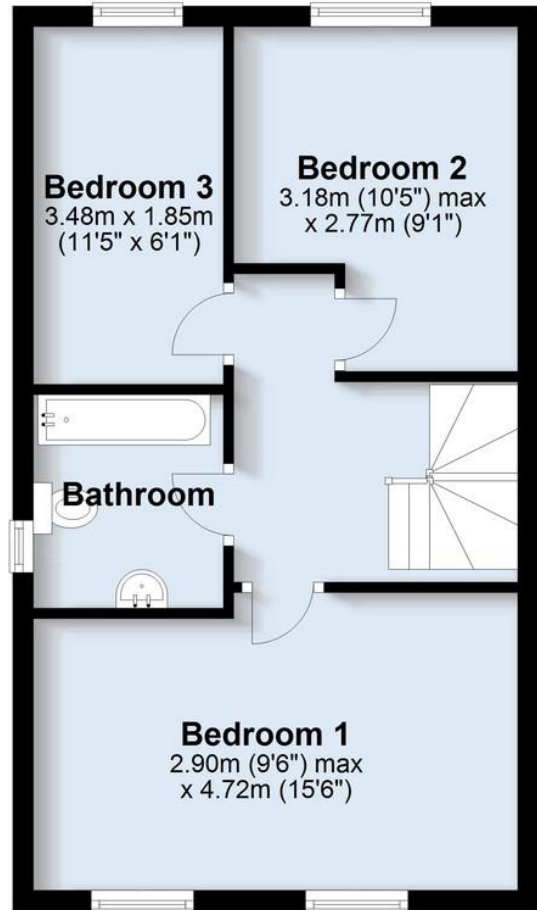
Ground Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Why Choose Ulllyotts?



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**We will never be
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Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
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- ✓ **Competitive Fees**
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- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

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