



49 Mill Chase
Nafferton
YO25 4PE

ASKING PRICE OF

£330,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Balcony

 4
  2
  3
  Off Road Parking
  Gas Central Heating

49 Mill Chase, Nafferton, YO25 4PE

Perhaps the greatest feature of this substantial detached home is hidden from immediate view. The rear elevation benefits from a fantastic first floor balcony which overlooks adjacent open countryside and offers panoramic views!

The accommodation itself is spacious, as well as versatile, with the main living room being on the first floor giving direct access to the balcony. The kitchen area features a double room and the remaining part of the ground floor includes utility room and study. All four bedrooms are of generous proportions and two include en-suites.

Parking features an integrated carport as well as a single garage and the garden, again, enjoys stunning views.

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



Sitting/Dining Area



Sitting/Dining Area



Lounge

Accommodation

ENTRANCE HALL

A welcoming entrance hall with straight flight staircase leading off and attractive tiled flooring. Radiator.

OFFICE

10' 9" x 6' 3" (3.3m x 1.91m)

Telephone point. Radiator.

UTILITY/WC

6' 5" x 6' 2" (1.96m x 1.88m)

Fitted with a range of units to match those in the kitchen including base and wall mounted cupboards with worktops over. Space and plumbing for freestanding appliances, low-level WC and wall mounted wash hand basin. Radiator.

KITCHEN

12' 7" x 10' 9" (3.84m x 3.3m)

Extensively fitted with a comprehensive range of wall and base cupboards with worktops over finished in light beech, one and a half bowl ceramic sink with single drainer and mixer tap, integrated appliances include double oven, four-ring gas hob and fitted extractor hood, dishwasher and fridge. Feature floor tiling.

SITTING/DINING AREA

16' 4" x 10' 5" (4.98m x 3.2m)

A beautiful open plan living space with unspoiled open garden views and French doors to the rear elevation. Radiator.

FIRST FLOOR LANDING

LOUNGE

19' 3" x 10' 9" (5.89m x 3.3m)

Beautifully presented and being naturally light, benefitting from unspoiled open views over adjacent countryside. French doors to rear leading out onto a stunning balcony.

BALCONY

Spectacular views over open countryside.

BEDROOM 4

12' 5" x 9' 3" (3.81m x 2.82m)

Double built-in wardrobe. Radiator.

EN-SUITE

With modern fitted three-piece suite comprising fully tiled shower cubicle and mains power shower. Pedestal wash hand basin and low-level WC. Electric shaver point and extractor fan. Radiator.



Bedroom



En-suite



Master Bedroom



En-suite

SECOND FLOOR LANDING

With loft access.

MASTER BEDROOM

14' 2" x 9' 6" (4.32m x 2.9m)

Fully fitted with a range of bedroom furniture including wardrobes. Radiator.

EN-SUITE

Modern fitted suite comprising fully tiled shower enclosure, pedestal wash hand basin and low level WC, tiled splashbacks and electric shaver point. Radiator.

BEDROOM 2

14' 0" x 9' 6" (4.27m x 2.9m)

Radiator.

BEDROOM 3

9' 6" x 9' 6" (2.92m x 2.9m)

Views over open countryside. Radiator.

BATHROOM

Attractive family suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, electric shaver point and extractor fan. Radiator.

OUTSIDE

The property stands at the head of a cul-de-sac with views to the front and impressive south-west views to the rear. There is off-street parking to the front which leads to a single brick built garage.

There is also an integrated carport with secure gated access. To the rear of the property is an enclosed expanse of garden which is well planted.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 151 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.



Bedroom



Bedroom



Bathroom



Garden

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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

The stated EPC floor area, (which may exclude conservatories),
is approximately 151 sq m



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