



30 Howe Lane
Nafferton
YO25 4JU

ASKING PRICE OF

£190,000

2 Bedroom Semi-Detached Bungalow



Rear Elevation

 2
  1
  1
  Garage & Off Road Parking
  Gas Central Heating

30 Howe Lane, Nafferton, YO25 4JU

Located at the heart of the ever popular village of Nafferton, **this is a fully refurbished semi-detached bungalow** which now provides a wealth of contemporary styled accommodation that includes two bedrooms, fitted kitchen with appliances and renewed bathroom, all presented to an excellent standard throughout in a move-in condition.

The programme of refurbishment included a fully renewed gas central heating system, new oak finished cottage-style doors throughout with modern chrome furniture, renewed bathroom, complete re-decoration and brand new floor coverings.

The result is OUTSTANDING and the property is now ready for immediate occupancy in effectively an "as new" condition.

Externally, there are front and rear gardens along with a side drive and single garage.

NAFFERTON

Nafferton is situated south of the A614 (Driffeld 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 Driffeld 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



Kitchen



Bedroom



Bedroom

Accommodation

FRONT ENTRANCE

Into:

HALL

With striking wood effect flooring and contemporary oak finished cottage-style doors with chrome furniture leading off to principal rooms.

LOUNGE

15' 7" x 10' 9" (4.75m x 3.29m)

With front facing window and chimney breast with feature acoustic oak slatted panelled finish upon which there is an electric fire. Radiator.

Oak finished cottage-style door leading into:

KITCHEN

10' 9" x 6' 9" (3.30m x 2.08m)

Totally re-fitted along three walls with a modern range of flush fronted kitchen units featuring chrome handles and a wood effect worktop over. Integrated electric oven and hob with extractor over, inset stainless steel sink with mixer tap. Radiator.

Door into:

SUNROOM

10' 9" x 6' 0" (3.28m x 1.83m)

With wood effect flooring and views across the garden. Door to the exterior.

BEDROOM 1

12' 4" x 8' 4" (3.77m x 2.56m)

With rear facing window and brand new fitted carpet. Radiator.

BEDROOM 2

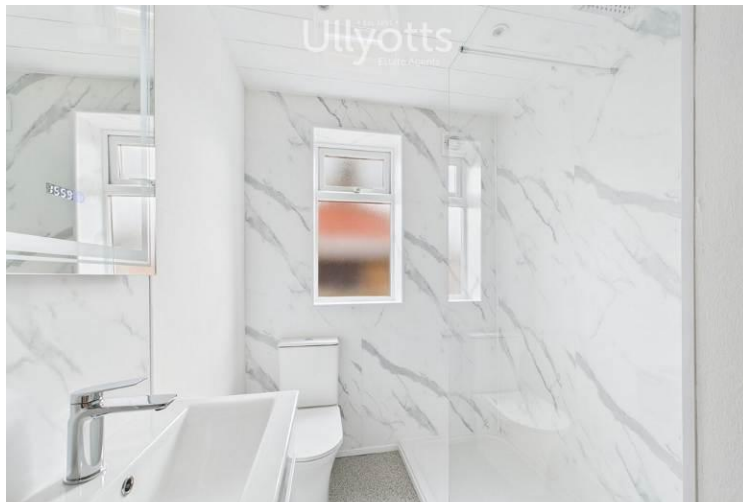
8' 2" x 8' 0" (2.51m x 2.45m)

With front facing window and brand new fitted carpet. Radiator.

SHOWER ROOM

With walk-in shower area featuring a glass side screen, low level WC and vanity style wash hand basin.

Feature wall mirror with electric lighting. Heated towel radiator.



Shower Room



Garden

OUTSIDE

The property stands back from the road behind its own front garden. There is a side vehicle access which provides off-street parking and leads to a single garage. To the rear of the property is an enclosed area of garden.

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

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 B.

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 floor area is approximately 53.90 sq m



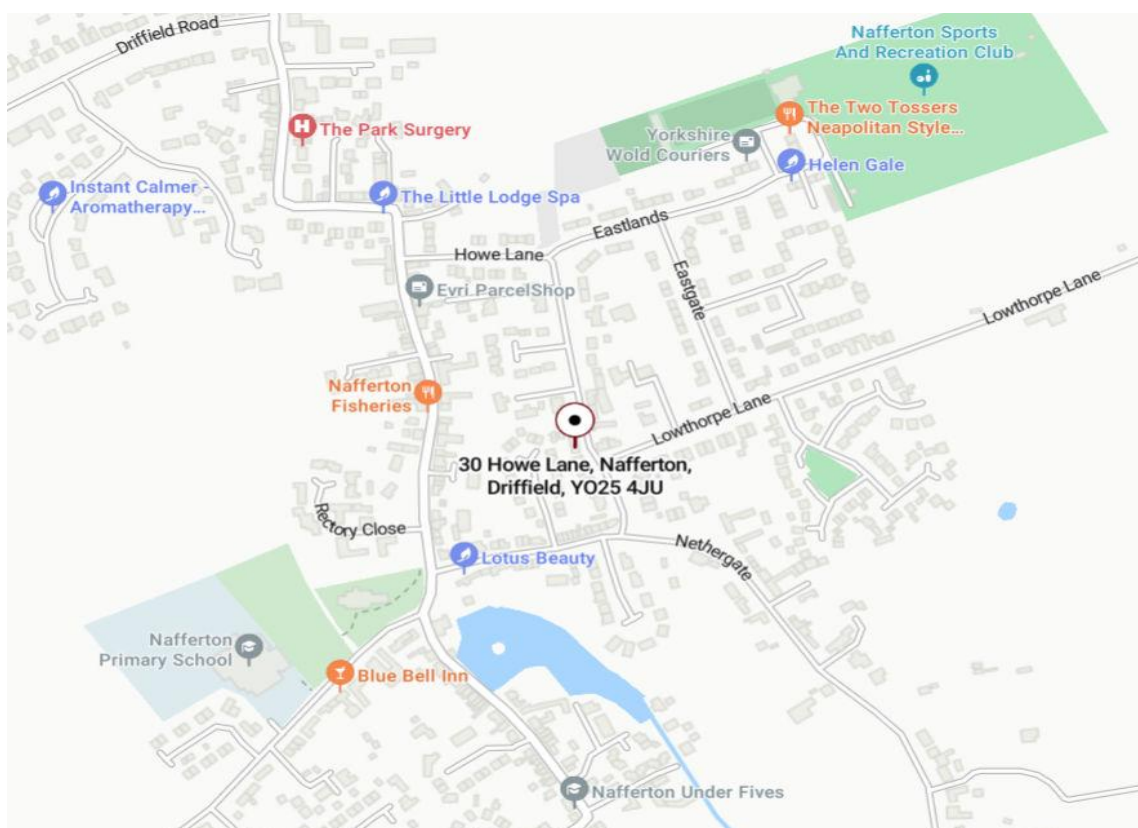
Ulllyotts
Estate Agents

Approximate total area^m
53.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **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.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations