



10 New Road
Nafferton
YO25 4JP

ASKING PRICE OF

£285,000

3 Bedroom Detached Bungalow



Garden



3



1



1



Off Road
Parking



Gas Central Heating

10 New Road, Nafferton, YO25 4JP

With attractive views across open countryside to the front, this is a substantial three bedroom bungalow in good overall condition and having the benefit of a large garden at the rear.

The property is located on the outskirts of this popular and much sought after village and provides three bedroom accommodation together with extensive additional space that includes kitchen and breakfast area plus large lounge with attractive bay window with the aforementioned attractive view! There is a walk-in shower room plus ancillary accommodation including useful pantry and rear garden room.

A huge feature of the property, however, is the large rear garden which is predominantly laid to lawn whilst also including a number of mature trees and shrubs, greenhouse and garden 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.



Bedroom 1



Bedroom 2



Shower Room



Lounge

Accommodation

ENTRANCE HALL

8' 6" x 5' 1" (2.6m x 1.56m)

With double panelled radiator.

LOUNGE

15' 9" x 11' 9" (4.82m x 3.60m)

With front facing bay window with traditional fire surround with gas living flame fire in situ. Coved ceiling. Radiator.

DINING KITCHEN

15' 10" x 11' 10" (4.85m x 3.63m)

With fitted range of kitchen units finished with traditional doors and worktops, this room also has provision for a dining area, inset stainless steel sink with single drainer and base cupboard beneath. Plumbing for a dishwasher, space and provision for a gas cooker, plumbing and space for an automatic washing machine. Ceramic tiled floor.

Door leading into:

REAR LOBBY

6' 8" x 2' 10" (2.05m x 0.87m)

Personal door into the garage and access into:

WALK-IN PANTRY

4' 7" x 2' 9" (1.42m x 0.86m)

A useful storage space/pantry with shelving.

GARDEN ROOM

14' 2" x 12' 10" (4.34m x 3.93m)

Mainly of lean-to constructions and having windows to the rear and side. Doorway out into the garden. Radiator.

BEDROOM 1

12' 5" x 11' 9" (3.80m x 3.60m)

With rear facing window and built-in wardrobes with overhead cupboards. Radiator.

BEDROOM 2

9' 0" x 8' 8" (2.75m x 2.65m)

With front facing window. Radiator.

BEDROOM 3

11' 10" x 7' 4" (3.61m x 2.24m)

With rear facing window. Radiator.

SHOWER ROOM

8' 4" x 5' 3" (2.55m x 1.61m)

With walk-in shower having a mixer shower in situ, low level WC and pedestal wash hand basin.



Dining Kitchen



Dining Kitchen



Dining Kitchen



Bedroom 3

OUTSIDE

The property stands back from the road behind its own front forecourt. There is a side drive which leads to a single garage, whilst to the rear is an enclosed area of garden

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 D.

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 01377 253456 - Option 1.

Regulated by RICS



Garden Room



Rear Elevation



Garden Shed



Garden



Open views to the front

The digitally calculated floor area is 107 sq m (1,147 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





10 New Road

Dog Flats

Nafferton

Education Facility

Nafferton

▪ Est. 1891 ▪
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