



36 Station Road
Nafferton
YO25 4LT

ASKING PRICE OF

£187,500

3 Bedroom Mid Terraced House



Rear Elevation

 3
  1
  1
  Off Road Parking
  Gas Central Heating

36 Station Road, Nafferton, YO25 4LT

An attractive modern home, set back from the road behind its own front forecourt and having been comprehensively refurbished prior to marketing, the house is now a **DELIGHTFUL BLANK CANVAS** from which the new owners can create their ideal home!

Having been fully redecorated prior to sale and also having had carpets and floor coverings throughout, this really is a property presented in **"as new" condition**.

As a blank canvas, we appreciate that it is sometimes difficult to envisage the final product and, as such, we have incorporated some AI staged imagery within this listing to give a general indication of just what can be created.

Parking is also available to the rear of the property which also benefits greatly from a westerly facing garden.

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.



Lounge



Virtually Staged - Lounge



Kitchen



Virtually Staged - Kitchen

Accommodation

ENTRANCE HALL

5' 8" x 4' 3" (1.74m x 1.32m)

With staircase leading off to the first floor. Radiator.

LOUNGE

15' 3" x 11' 6" (4.67m x 3.51m)

With front facing windows and feature fire surround and electric fire in situ. Coved ceiling. Radiator.

KITCHEN

14' 9" x 7' 9" (4.52m x 2.37m)

Comprehensively fitted with a range of base and wall mounted cupboards in a wood effect finish and integrated appliances including electric oven with hob and pull-out extractor, inset sink with single drainer and base cupboard beneath. Space and plumbing for automatic washing machine, inset ceiling lighting and rear facing window plus patio doors to the rear.

FIRST FLOOR LANDING

With built-in storage cupboard.

BEDROOM 1

14' 9" x 7' 8" (4.50m x 2.35m)

With dual rear facing windows. Radiator.

BEDROOM 2

10' 0" x 7' 6" (3.06m x 2.31m)

With front facing window. Radiator.

BEDROOM 3

6' 10" x 6' 3" (2.09m x 1.91m)

With front facing window. Radiator.

BATHROOM

7' 8" x 5' 0" (2.36m x 1.54m)

With suite comprising panelled bath having a mixer shower over and glass side screen. Low level WC and pedestal wash hand basin. Fully tiled walls and wood effect flooring. Radiator.

OUTSIDE

The property stands back from the road behind its own front forecourt garden. To the rear is an enclosed area of predominantly lawned garden with side borders. Timber garden shed. Parking to the rear.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.



Bedroom 1



Virtually Staged - Bedroom 1



Bedroom 2



Bedroom 3

DOUBLE GLAZING

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 01377 253456 - Option 1.

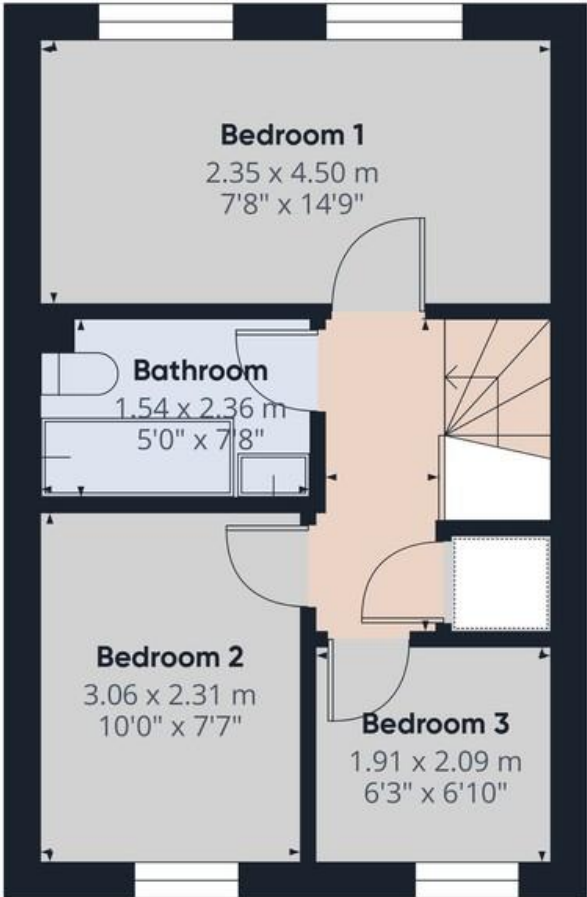
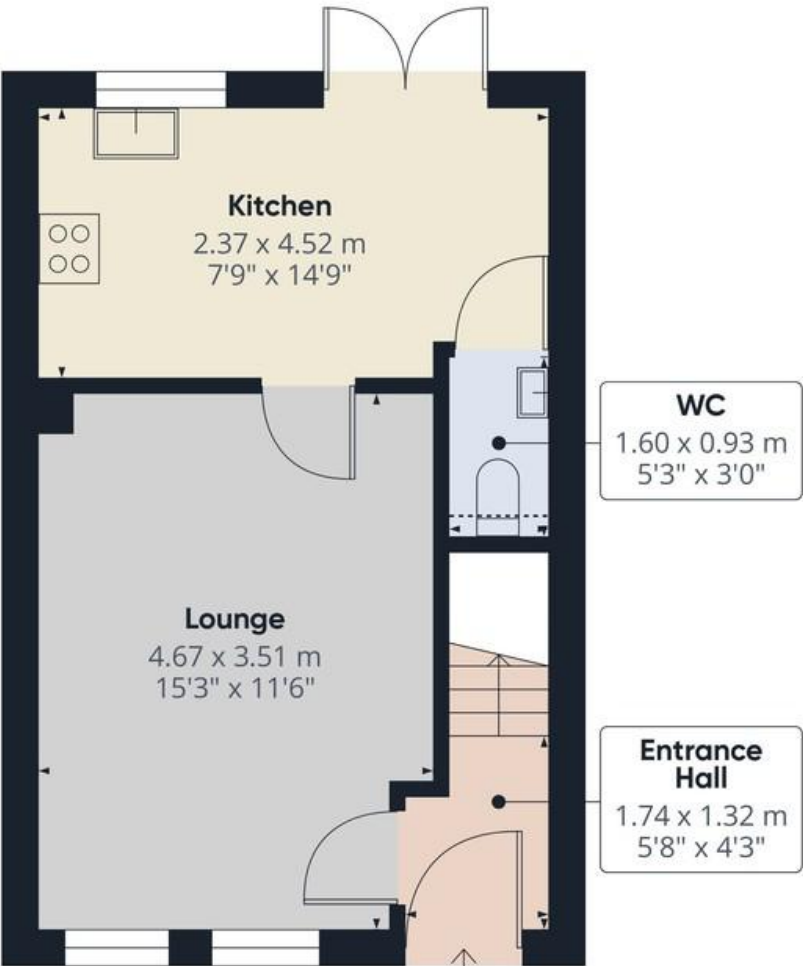
Regulated by RICS



Bathroom



The digitally calculated floor area is 60 sq m (650 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 1



Nafferton

Dog Flats

36 Station Road

Nafferton

▪ Est. 1891 ▪
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