



6 The Maltings
Nafferton
YO25 4YU

ASKING PRICE OF

£215,000

3 Bedroom Link-detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



Garage & Off-street parking



Gas Central Heating

6 The Maltings, Nafferton, YO25 4YU

A property, which is in need of general modernisation and upgrading, however, represents excellent scope to create a lovely home finished to the buyers own specification. It is offered for sale at a competitive price to reflect the works required which is generally re-fitting, decoration and finishing.

'The Maltings' is an established cul-de-sac development within the popular village of Nafferton and Number 6 has the benefit of being in a corner position enjoying an enclosed garden to the rear which has an attractive sunny aspect.

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



Dining Area



Kitchen



Utility

Accommodation

ENTRANCE HALL

LOUNGE

22' 8" x 11' 6" (6.91m x 3.52m)

A very light and airy room benefitting from front and rear windows plus window to the side. Radiator. Open plan into:

DINING AREA

KITCHEN 8' 11" x 8' 3" (2.72m x 2.54m)

Fitted with a traditional range of kitchen base units and wall mounted cupboards together with integrated appliances including electric oven and hob with extractor. Radiator.

Opening into:

UTILITY 9' 10" x 4' 9" (3.01m x 1.46m)

With access to the rear of the property.

LANDING

BEDROOM 1 11' 2" x 9' 6" (3.41m x 2.92m)

With front facing window. Radiator.

BEDROOM 2 11' 4" x 9' 9" (3.46m x 2.99m)

With rear facing window. Radiator.

BEDROOM 3 8' 3" x 7' 10" (2.54m x 2.39m)

With front facing window. Radiator.

BATHROOM

With suite comprising low-level WC, pedestal wash hand basin and panelled bath. Radiator.

OUTSIDE

The property stands back behind a shallow front forecourt which also provides off-street parking. There is also parking in front of an attached single garage. To the rear of the property is an enclosed area of garden which is predominantly laid to lawn.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) 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.



Landing



Bedroom



Bedroom



Bedroom

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 D.

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.



Bathroom

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulyyotts.

Regulated by RICS

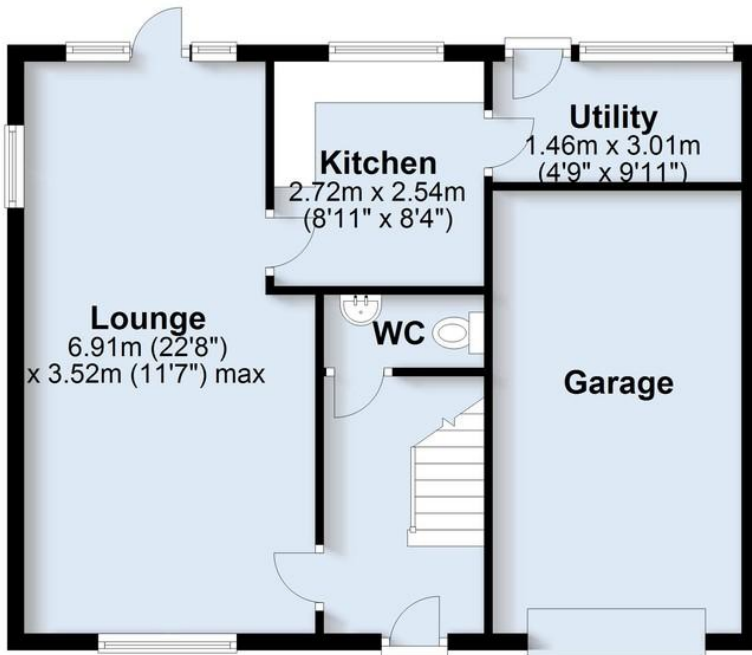


Outside

The stated EPC floor area, (which may exclude conservatories),
is approximately 87 square metres

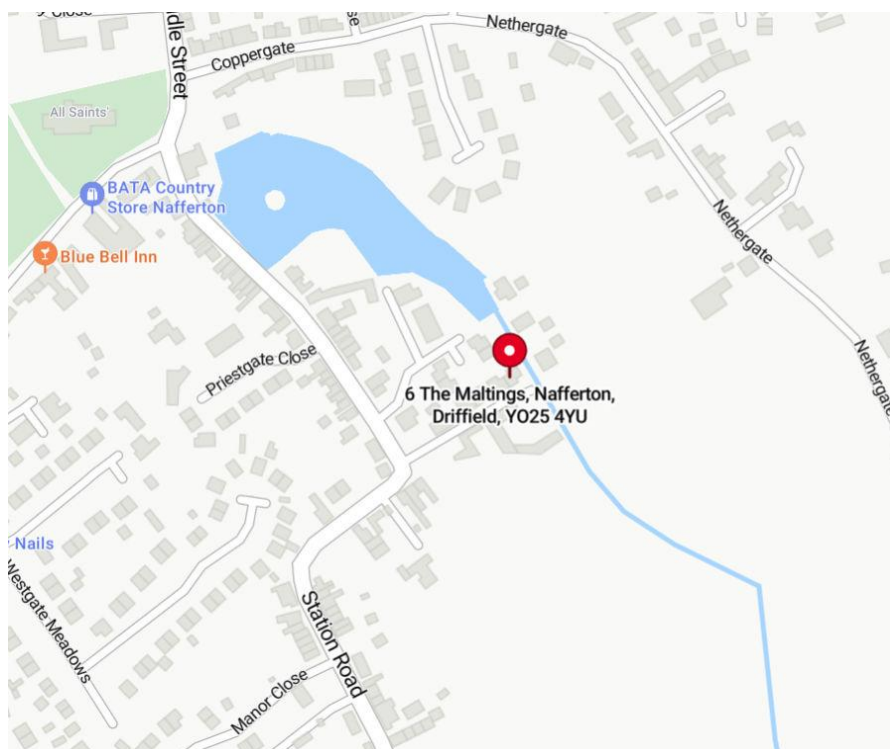
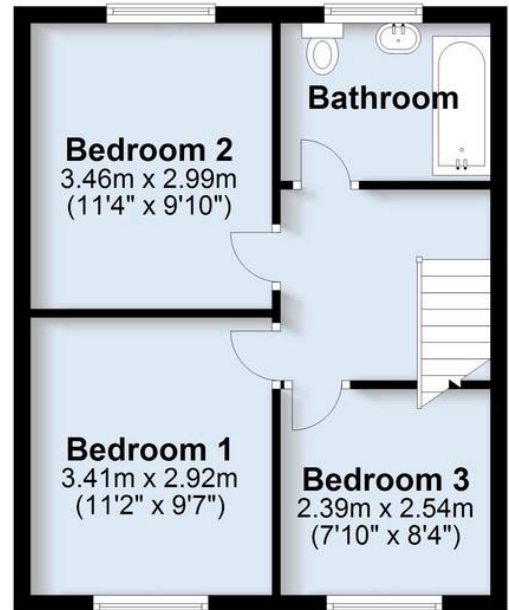
Ground Floor

Approx. 60.0 sq. metres (645.3 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.2 sq. feet)



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



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ulllyotts.co.uk



www.ulllyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ulllyottsbrid.co.uk



Our Services

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