



15 Middle Street
Driffield, YO25 4JS
Asking price £209,995


WILLOWGREEN
ESTATE AGENTS

This delightful double fronted, mid terraced cottage deserves more than a passing glance! The property is generously proportioned with two good reception rooms, three double bedrooms, modern kitchen and bathroom. The garden is substantial and a blank canvas for someone to enjoy making their own. These properties don't come on the market often. Great opportunity!

The property briefly comprises, entrance hall, lounge, dining room, kitchen, utility area, cloaks/ wc, landing, three double bedrooms, bathroom.

On street parking available.

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 spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating D



ENTRANCE HALL 8'8 x 3'00 (2.64m x 0.91m)
With composite door into, tiled flooring, radiator and timber panelling. Step up to.

LOUNGE 15'5 x 12'7 (4.70m x 3.84m)
With feature brick fireplace, open fire, T V stand and T V point, window to front elevation, beamed ceiling and wall lighting.

DINING ROOM 15'00 x 11'1 (4.57m x 3.38m)
With laminate flooring, Feature fireplace with electric stove in situ, stairs leading off, window to front elevation and wall lighting.

KITCHEN 21'2 x 8'2 (including utility area) (6.45m x 2.49m (including utility area))
With wall and base units, built-in electric oven, hob and extractor, tiled splash back, work surface over, ceramic sink and drainer with mixer tap, space for dishwasher, tumble dryer and fridge freezer, vinyl flooring and beamed ceiling.

UTILITY AREA
With radiator, space for washing machine/ tumble dryer, coat hanging, vinyl flooring, window and door to rear elevation.

CLOAKS/ WC 5'11 x 4'4 (1.80m x 1.32m)
With pedestal wash hand basin, low level wc, tiled splash back, vinyl flooring, coat hanging and window to rear elevation.

LANDING 14'8 x 3'4 (4.47m x 1.02m)
With loft access and doors to.

BEDROOM 1 15'9 x 13'1 (4.80m x 3.99m)
With range of fitted wardrobes, TV point, radiator, window to front elevation and coving.

BEDROOM 2 14'9 x 11'10 (4.50m x 3.61m)
With window to front elevation, coving and radiator.

BEDROOM 3 12'00 x 8'1 (3.66m x 2.46m)
With laminate flooring, window to rear elevation, radiator and TV point.

BATHROOM 13'00 x 6'00 (3.96m x 1.83m)
With jacuzzi bath, electric shower over, quadrant

shower cubicle with jets and shower screen, pedestal wash hand basin and low level wc, tiled flooring, part tiled walls, some timber panelling to walls, window to rear elevation and wall mounted gas central heating boiler.

OUTSIDE
The property fronts the pavement with side passageway access to the rear, pathway to large rear garden which is slightly off set from the house. The garden is mainly laid to lawn with seating areas, timber shed and dog run. The garden is very private, securely fenced and a blank canvass for someone ready to put their stamp on it.

PARKING
On street parking is available.

TENURE
We understand that the property is Freehold.

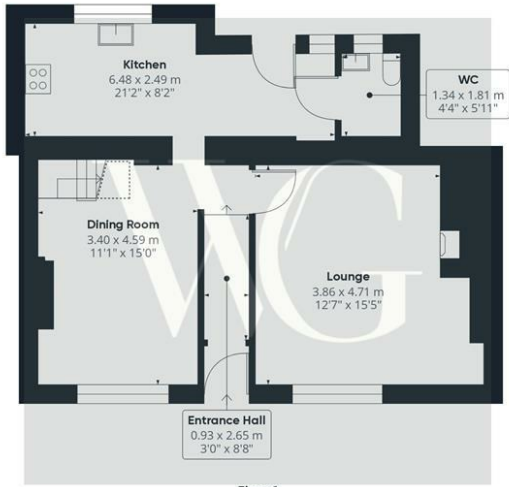
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

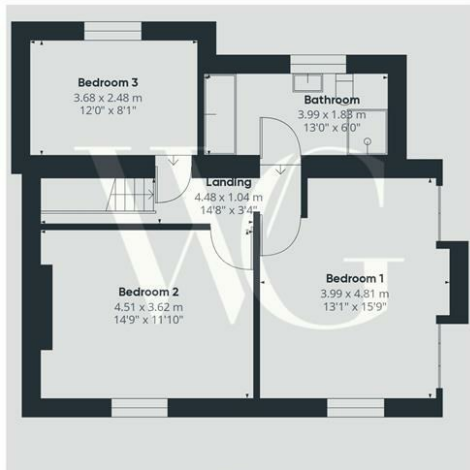
COUNCIL TAX BAND
The council tax banding is B.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

113.94 m²
1226.49 ft²

Reduced headroom

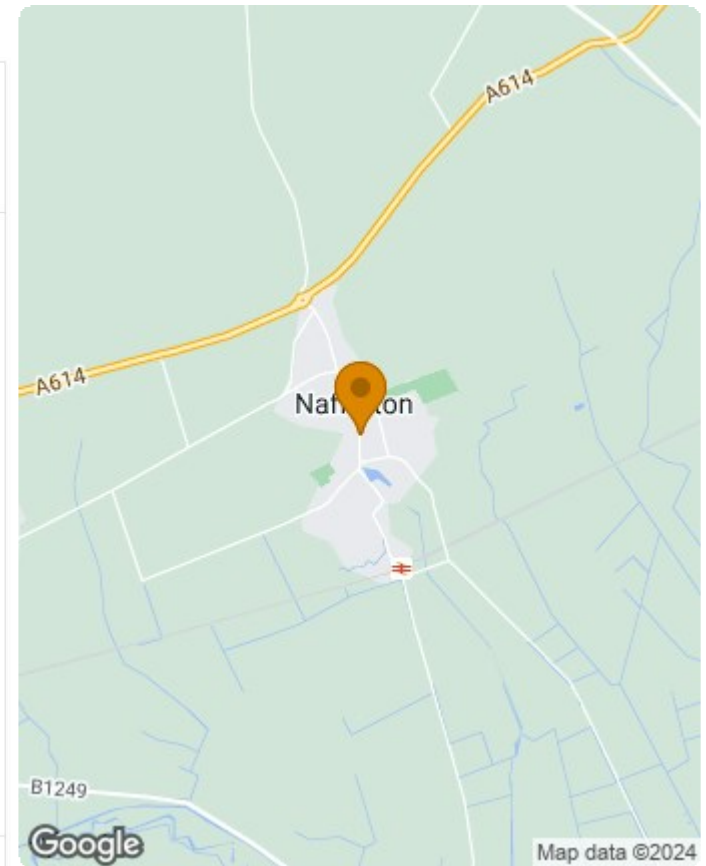
0.92 m²
9.95 ft²

(1) Excluding balconies and terraces.

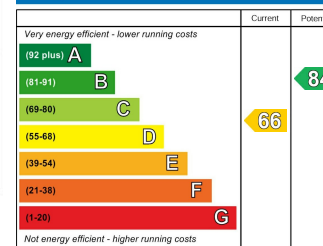
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



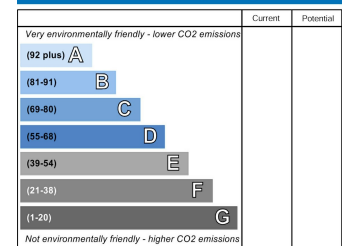
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633