



**11 Westgate
Driffield, East Yorkshire YO25 4LJ
Offers over £400,000**


WILLOWGREEN
ESTATE AGENTS

11 Westgate is a unique property situated in the beautiful Wolds village of Nafferton, with ample living space and a good sized private rear garden. The property boasts the option of a ground floor bedroom with newly fitted en suite shower room, two reception rooms and spacious open plan kitchen/ dining/ sitting room.

The property in brief comprises: entrance porch and hallway, lounge, study/ snug, open plan kitchen/ dining/ sitting room, guest cloakroom, utility room and ground floor bedroom with en suite. The first floor includes master bedroom with en suite, three further bedrooms and house bathroom. To the rear is a large enclosed private garden including mature trees, outbuilding and decking area perfect for those summer BBQ's.

The village of Nafferton is blessed with many amenities such as:- a well-stocked shop/Post Office with banking facilities, three public houses and a fish and chip shop, to name but a few. Nafferton Primary School is highly regarded in the local area and is rated "Excellent" by Ofsted. There are also regular bus and train services to and from the village.

EPC rating D



PORCH Door to side aspect and small step into entrance hallway.	GROUND FLOOR EN SUITE Velux window, suite in progress of being completed.	
ENTRANCE HALLWAY Door to side aspect, windows to side and rear aspects, tiled flooring, wall panelling, radiator, power points, telephone point and wall mounted gas boiler, step down into the open plan Kitchen and step up to the Study/Snug.	FIRST FLOOR LANDING Straight flight staircase to first floor landing, loft access and spot lights.	
OPEN PLAN KITCHEN/ DINING/ SITTING ROOM 35'3 (max) x 19'10 (into bay) (10.74m (max) x 6.05m (into bay)) Patio doors to side and rear aspect, windows to side aspect, electric underfloor heating, freestanding log burner, range of wall and base units with wooden work surfaces, tiled splash back, freestanding cooker with gas hob and electric oven, extractor hood, freestanding fridge/freezer, integrated dishwasher, Belfast sink unit, shelving, kitchen island with wooden work surface and power points.	MASTER BEDROOM 18'1 (max) x 12'7 (max) (5.51m (max) x 3.84m (max)) UPVC window to side and rear aspect, beamed ceiling, radiator, large built in storage cupboard, spotlights, TV point and power points.	
UTILITY ROOM 7'9 x 6'5 (2.36m x 1.96m) Range of wall and base units with roll top work surface, tiled splash back, sink and drainer unit, plumbed for washing machine, space for tumble dryer, extractor fan and power points.	EN SUITE SHOWER ROOM Fully tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, part tiled walls, extractor fan, heater towel rail, spotlights and mirrored wall cabinet.	
GUEST CLOAKROOM Radiator, low flush WC, wash hand basin with vanity unit and extractor fan.	BEDROOM TWO 17'2 x 10'44 (max) (5.23m x 3.05m (max)) Window to front and side aspect, beamed ceiling, radiator, built in storage cupboard and power points.	
STUDY/ SNUG 17'2 (max) x 14'4 (max) (5.23m (max) x 4.37m (max)) Window to rear aspect, beamed ceiling, radiator, fireplace with log burner, tiled hearth, built-in alcove shelving, power points and step up to the lounge.	BEDROOM THREE 12'11 x 10'8 (max) (3.94m x 3.25m (max)) Window to side and rear aspect, radiator, TV point and power points.	
LOUNGE 16'3 x 14'8 (max) (4.95m x 4.47m (max)) Window to front aspect, beamed ceiling, fireplace with log burner, tiled hearth, radiator, TV point and power points.	BEDROOM FOUR 14'4 (max) x 8'5 (max) (4.37m (max) x 2.57m (max)) Window to front aspect, beamed ceiling, radiator and power points.	
GUEST/ BEDROOM FIVE 18' x 12'8 (5.49m x 3.86m) Window to front aspect, radiator, fireplace with log burner, tiled hearth, telephone point and power points.	HOUSE BATHROOM Window to rear aspect, three piece bathroom suite comprising of panel enclosed bath with shower over, low flush WC, wash hand basin with vanity unit, part tiled walls, extractor fan, heated towel radiator, loft access and spotlights.	
	TENURE Freehold.	
	SERVICES Mains gas, water, electricity and drainage.	
	GARDEN The large rear garden is enclosed with established trees	

and hedges making it very private, the garden is mainly laid to lawn with a decking area that is perfect for entertaining, outside lights and side entrance.

PARKING
Ample off road parking on gravel driveway for up to three vehicles.

OUTBUILDINGS
Three outbuildings with stable doors used for storage and a chicken run to side.

COUNCIL TAX BAND E

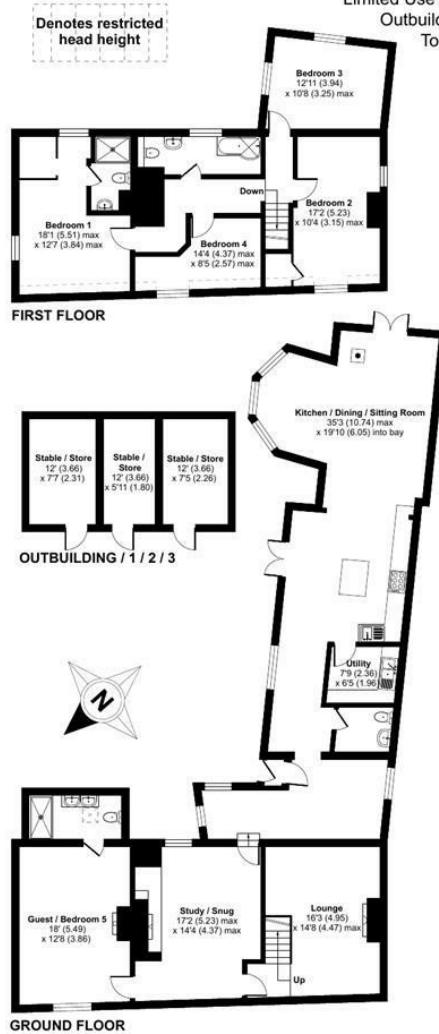
ENERGY PERFORMANCE RATING D



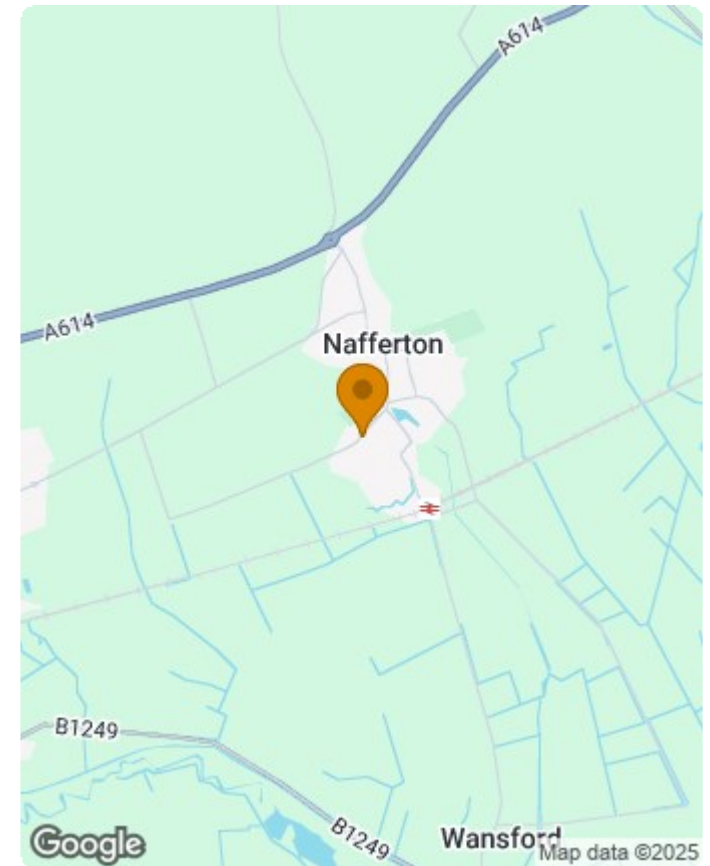


Westgate, Nafferton, Driffield, YO25

Approximate Area = 2475 sq ft / 230 sq m
 Limited Use Area(s) = 33 sq ft / 3 sq m
 Outbuildings = 251 sq ft / 23 sq m
 Total = 2759 sq ft / 256 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Willowgreen Estate Agents. REF: 869606



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	79
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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