



11 Priestgate  
Driffield, YO25 4ER  
Asking price £490,000



Nestled in the heart of a picturesque village, this exquisite four bedroom detached period property seamlessly blends historical charm with modern living. The spacious accommodation offers versatility and scope for development or extension. The property is set within mature landscaped gardens that provide a perfect space for outdoor entertaining gardening or simply enjoying the peace and quiet of village life.

Situated in a desirable village location, the property benefits from a strong local community with amenities such as village pubs, shop recreation facilities and primary school all within easy reach. The property briefly comprises, entrance hall, lounge, sitting room, dining room, living kitchen with sitting area, utility room, ground floor bathroom and bedroom, landing with three further bedrooms, one with dressing room and en-suite and family bathroom. Driveway with parking, outbuildings/stables, garden room and private manicured garden.

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 - B



## **ENTRANCE HALL**

With period timber glazed door into, coving, quarry tiled flooring, open understairs storage, radiator, dado rail and stairs leading off to the first floor.

## **LOUNGE** 23'5" x 15'1" (7.14 x 4.61)

With feature fireplace, wood burning stove in situ, coving, TV point, window to front elevation, French doors to garden, two radiators, window to front elevation and dado rail.

## **SITTING ROOM** 13'11" x 13'11" (4.25 x 4.25)

With open fire grate, feature fireplace with white surround, window to front elevation, TV point, deep cornice, ceiling rose, shelving to recesses, radiator, double timber glazed doors opening into the dining room.

## **DINING ROOM** 20'3" x 8'11" (6.18 x 2.73)

With coving, radiator, French doors to garden and window to rear elevation.

## **LIVING KITCHEN** 28'1" x 14'4" (8.57 x 4.38)

With modern, but classic wall and base units, composite work surfaces, inset ceramic sink and insinkerator hot tap. two windows to side elevation, integrated dishwasher, space for fridge freezer, gas 'Aga', tiled flooring and breakfast bar, opening into seating area. Pantry with shelving and light.

## **SEATING AREA**

With tiled flooring, window to side elevation and door to inner hallway.

## **INNER HALLWAY/ LOBBY**

With Upvc door into, radiator, vinyl flooring and storage cupboard housing wall mounted gas central heating boiler.

## **UTILITY ROOM** 8'5" x 9'0" (2.58 x 2.76)

With range of base fitted units, belfast sink, work surface over, tiled flooring, space and plumbing for washing machine and tumble dryer, radiator, clothes airer and window to side elevation.

## **BATHROOM**

A light and spacious bathroom with modern white suite comprising, pedestal wash hand basin, low level wc, panelled bath with modern shower attachment, glass

shower screen, tiled walls, vinyl flooring, radiator, window to rear elevation, extractor and wall mounted mirror with spotlighting.

## **GROUND FLOOR BEDROOM 4**

11'10" x 9'0" (3.62 x 2.75)

With window to rear elevation, a range of built-in furniture, radiator, ceiling spotlighting and loft access.

## **LANDING**

A galleried split level landing with loft access, storage cupboard and feature window with shutters to front elevation.

## **BEDROOM 1** 15'3" x 14'0" (4.67 x 4.28)

With window to front elevation, window shutters, radiator and coving.

## **DRESSING ROOM**

With range of hanging rails and shelves, laminate flooring and radiator.

## **EN-SUITE**

A bright and spacious modern white suite comprising, vanity wash hand basin, low level wc, bidet, double shower cubicle with glass screen and thermostatic shower over, fully tiled, heated towel ladder, ceiling spotlighting and extractor.

## **BEDROOM 2** 13'11" x 13'11" (4.26 x 4.26)

With window to front elevation, range of fitted wardrobes, ceiling rose and radiator.

## **FURTHER LANDING**

With loft access and airing cupboard.

## **HOUSE BATHROOM**

A fabulous re-fitted house bathroom with statement claw feet bath, double shower cubicle, thermostatic shower over, tiled walls, low level wc, large vanity wash hand basin, laminate flooring, extractor fan, ceiling spotlighting and window to rear elevation.

## **BEDROOM 3** 9'1" x 9'1" (2.78 x 2.78)

With window to rear elevation and radiator.

## **GARDEN**

A simply stunning back drop to this fabulous home, with side block paved gated driveway leading to the garden

and outbuildings. The landscaped rear aspect offers privacy, tranquility and place to relax and unwind. With seating areas, generous lawn, garden pond, roses, shrubs, climbers and trees. Tow outdoor taps and power points.

## **PARKING**

There is plenty of parking, space for a trailer, caravan or other.

## **THE GRANARY/ STABLES**

This is a two storey brick building with power and light connected, windows, it is insulated and dry lined. (planning permission to convert had been obtained and is now lapsed, but could be re-submitted if required).

Stable 1 - has power and light connected and is insulated.

Stable 2 - has power and light connected with beamed ceiling.

## **GARDEN ROOM** 21'4" x 13'2" (6.52 x 4.03)

A great entertaining addition to this luxurious home, with space and light shining through, this garden room has kitchen facilities, TV point, patio doors to garden and timber flooring.

## **WORKSHOP/ WINE CELLAR**

16'8" x 12'11" (5.09 x 3.95)

With power and light connected.

## **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 band is D.

## **SOLAR PANELS**

There are solar panels on the outbuildings which are included in the sale.







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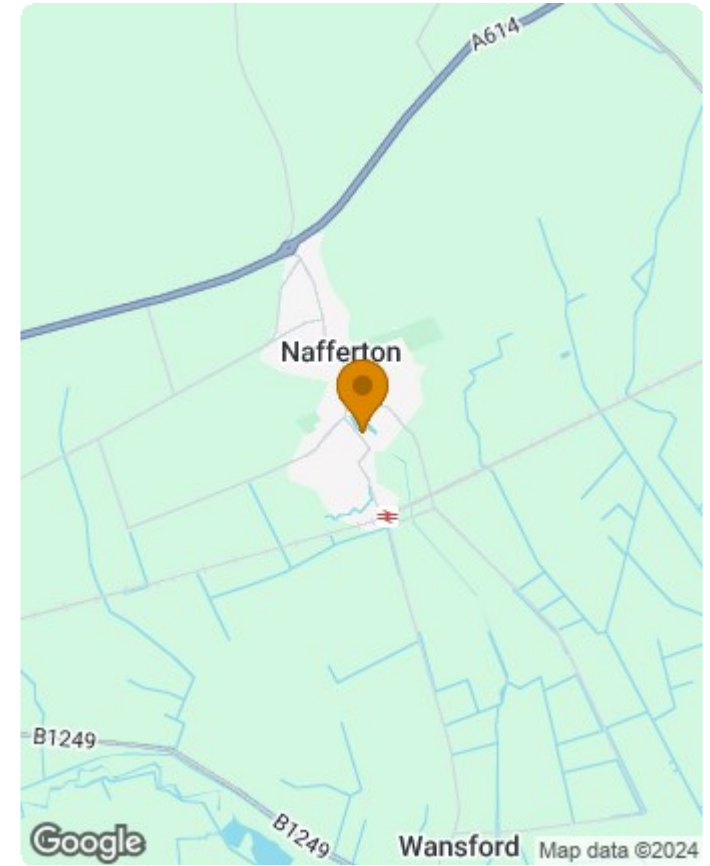
Approximate Gross Internal Floor Area = 217.7 sq m / 2344 sq ft

The Granary Area = 117.5 sq m / 1265 sq ft

Total Area = 335.2 sq m / 3609 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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



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