



**22 Priory Close**  
**Nafferton, YO25 4AT**  
**Asking price £310,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

An attractive spacious four bedroom link detached house situated in the beautiful village of Nafferton. The property briefly comprises, entrance hall, cloaks/wc, utility room, lounge, dining kitchen, landing, four double bedrooms, one with en-suite and family bathroom. There is an integral garage, parking spaces to the front. Open plan front garden, good sized enclosed rear garden which is laid to lawn with borders and seating area. SPACIOUS ACCOMMODATION.

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 C



**ENTRANCE HALL** 19'11 x 4'7 (6.07m x 1.40m)  
With composite door into, radiator, airing cupboard, thermostat, stairs leading off and doors to.

**CLOAKS/WC** 7'2 x 3'2 (2.18m x 0.97m)  
With white suite comprising, low level wc, pedestal wash hand basin, vinyl flooring and splash back, radiator, window to front elevation and spotlighting.

**UTILITY ROOM** 5'1 x 4'1 (1.55m x 1.24m)  
With work surface over, plumbing and space for washing machine and tumble dryer.

**LOUNGE** 15'9 x 10'10 (4.80m x 3.30m)  
With feature fireplace, electric fire in situ, two windows to the front elevation, coving and TV point.

**DINING KITCHEN** 19'4 x 12'8 (5.89m x 3.86m)  
With range of wall and base units, drawer unit, built-in electric cooker, induction hob and extractor, built-in dishwasher, work surface over, tiled splash back, 1 1/2 bowl stainless steel sink and mixer tap, space for fridge freezer, two windows to the rear elevation, patio doors to garden, vinyl flooring, ceiling spotlighting and radiator.

**LANDING** 12'10 x 6'9 (3.91m x 2.06m)  
With radiator, loft access, airing cupboard and doors to.

**BEDROOM 1** 12'1 x 10'8 (3.68m x 3.25m)  
With two windows to the front elevation, radiator, coving and fitted wardrobes. Door to ensuite.

**EN-SUITE** 7'4 x 6'1 (2.24m x 1.85m)  
With modern white suite comprising pedestal wash hand basin, low level wc, double shower cubicle with thermostatic shower over, tiled splash back and flooring, ceiling spotlighting, window to front elevation and extractor.

**BEDROOM 2** 12'2 x 10'2 (3.71m x 3.10m)  
With window to front elevation and radiator.

**BEDROOM 3** 10'9 x 9'8 (3.28m x 2.95m)  
With window to rear elevation and radiator.

**BEDROOM 4** 9'5 x 9'4 (2.87m x 2.84m)  
With window to rear elevation and radiator.

**FAMILY BATHROOM** 8'3 x 6'0 (2.51m x 1.83m)

With modern white suite comprising, panelled bath, low level wc, pedestal wash hand basin, tiled splash back and flooring, ceiling spotlighting, heated towel ladder and extractor.

### **OUTSIDE**

The front of the property is open plan lawn with side driveway leading to the garage. There is a side gated access to the rear garden. The rear garden is good sized with colourful planted borders, large lawn, seating area with securely fenced boundaries.

Outside tap and outside lighting.

**GARAGE** 18'5 x 10'4 (5.61m x 3.15m)  
An integral garage with up and over door. Access internally from the utility room. Power and light connected.

### **PARKING**

There is parking to the front of the garage on the driveway.

### **TENURE**

We understand that the property is Freehold.

### **SERVICES**

All mains services are connected.

### **ENERGY PERFORMANCE CERTIFICATE**

The energy performance rating is C.

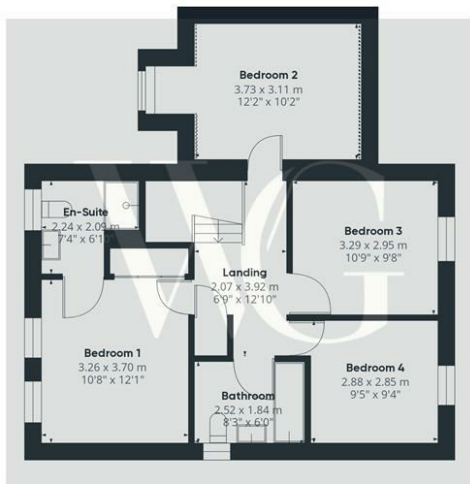
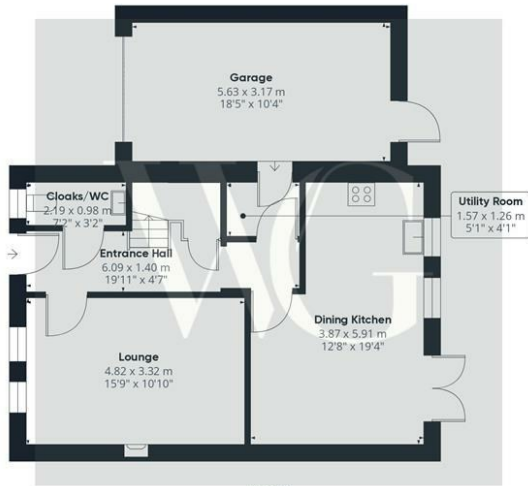
### **COUNCIL TAX BAND**

The council tax banding is D.

### **NOTE**







Approximate total area<sup>(1)</sup>  
128.91 m<sup>2</sup>  
1387.58 ft<sup>2</sup>

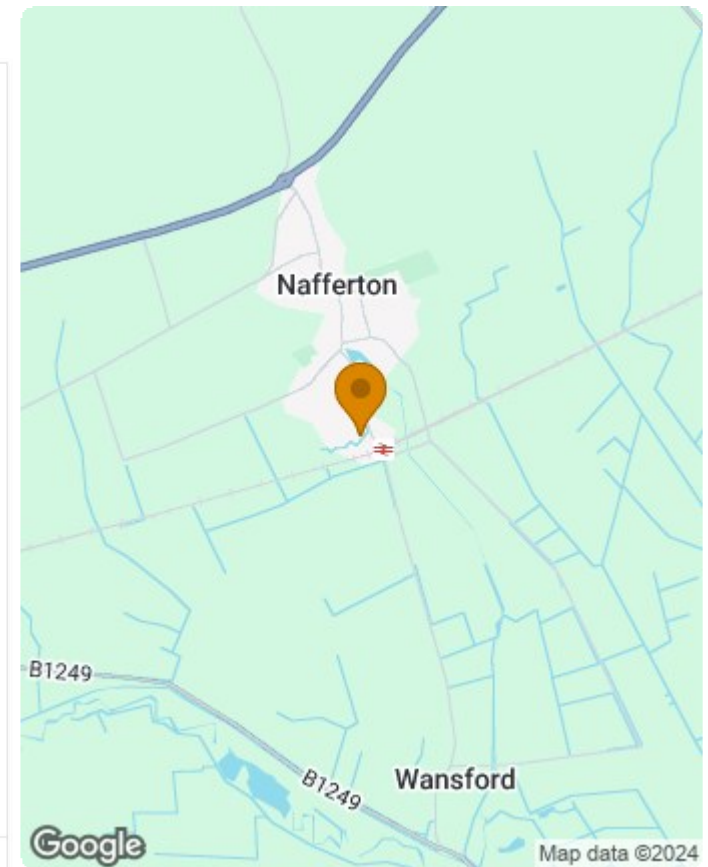
Reduced headroom  
0.25 m<sup>2</sup>  
2.72 ft<sup>2</sup>

(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

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	77	86

England & Wales 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		

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