

linkagency

3 Bedroom House - Terraced for Sale

£175,000

9 Howe Lane, Nafferton, Driffield, YO25 4JT



KEY FEATURES

- COTTAGE FEEL WITH COUNTRYSIDE VIEWS FROM UPPER FLOOR
- WELL-TENDED GARDENS FRONT AND REAR
- LARGE LOUNGE WITH DUAL ASPECTS
- LOG / MULTI FUEL BURNER
- DINING KITCHEN WITH FITTED UNITS
- DOUBLE BEDROOMS AND 3RD GOOD SIZE SINGLE
- 2 DOUBLE BEDROOMS AND 3RD GOOD SIZE SINGLE
- VILLAGE CENTRE LOCATION
- UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
- POPULAR VILLAGE WITH MULTIPLE AMENITIES INCL A RAILWAY STATION AND REGULAR BUSES
- EASY COMMUTE TO HULL, BRIDLINGTON AND YORK

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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Located in the centre of the popular, pretty and sought-after village of Nafferton, this attractive, double fronted 3 bedroom mid terrace sits on a good size plot with beautiful gardens front and rear. The appealing home which has a light and spacious country cottage feel, features a large lounge with a multi fuel log burner and double french doors opening to the large rear garden. There is a good size dining kitchen with multiple fitted base and eye units as well as space for a dining table. The upper floor has 2 double bedrooms, a third single bedroom as well as a bathroom with an over-bath shower. The landing window has beautiful countryside views.

Nafferton is a pretty, sought after wolds' village, located off the A 614 approximately 2.7 miles north east of Driffield. The village offers a range of amenities including: a post office, a village store, 3 pubs, a fish and chip shop, a beauticians, a church, a well-regarded primary school and a doctors' surgery. Nafferton is a popular village for commuters as it is conveniently located almost equidistant between the cities of Hull and York, both approximately a 50 minutes car journey away; the coastal town of Bridlington can be reached by car in about 20 minutes and Beverley in 30 minutes. Some commuters prefer to use the village railway station located on the Yorkshire Coast Line, Hull to Scarborough line or the 41 bus (previously known as the 121 bus) which has various stops in the village and also travels between Hull and Scarborough. An attractive feature of the village is The Mere, a large expanse of water fed by natural springs which was formerly a mill pond. The surrounding countryside offers ample opportunities for country walks within and around the village and the coast is just a 20 minute drive away at Bridlington.

Entrance

UPVc front door - Carpet - Stairs to upper floor - White painted balustrades and bannisters

Dining Kitchen

16'7" x 11'8" max

Tiled floor- Fitted base and eye level units - Wood effect countertops - space and plumbing for washing machine - built-in pantry cupboard with gas boiler - Built-in low level cupboard - Recessed downlights - Integrated electric cooker - Gas hob - Stainless steel extractor hood over - Dining area with aspect to the front - Radiator - Half glazed door to the rear garden

Lounge

16'5" x 11'10"

Dual aspects front and rear - Laminate flooring - Multi fuel log burner - Tiled hearth - Wood mantel - Double french doors to the rear garden - Ceiling coving

Bedroom 1

14'9" x 9'5" max

Good size double room - Fitted carpet - Radiator - Aspect to the front

Bedroom 2

8'9" x 7'10"

Double room - Fitted carpet - Radiator - Aspect to the front

Bathroom

8'2" x 5'2"

White suite: bath with shower over, WC, pedestal sink - Linoleum flooring



Bedroom 3

8'9"x 6'5"

Single room - Fitted carpet - Radiator - Aspect to the rear

Gardens

Front

Low gate - Concrete pathway - Lap fencing to 1 side - Panel fencing to front and other side - large borders with bark topping - Wood framed vegetable and herb patches - Shrubbery

Side

Passageway to rear garden

Rear

Patio area - Raised border - Shed - Greenhouse - Lawn - Lap fencing to 2 sides - Borders to all sides

Outbuilding

8'0" x 8'0"

Brick built store

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove and Zoopla

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

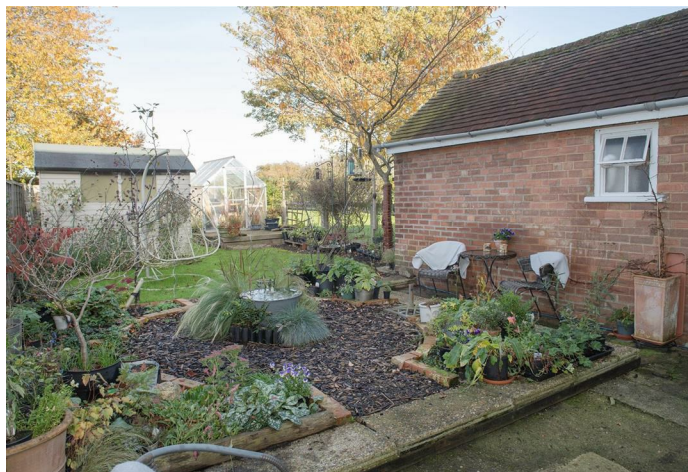
Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

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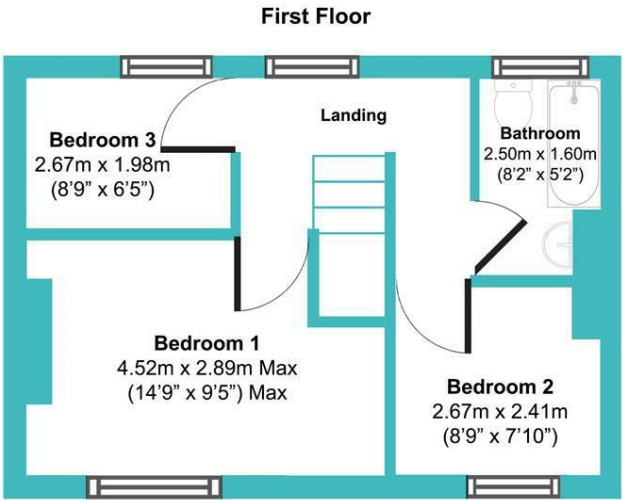
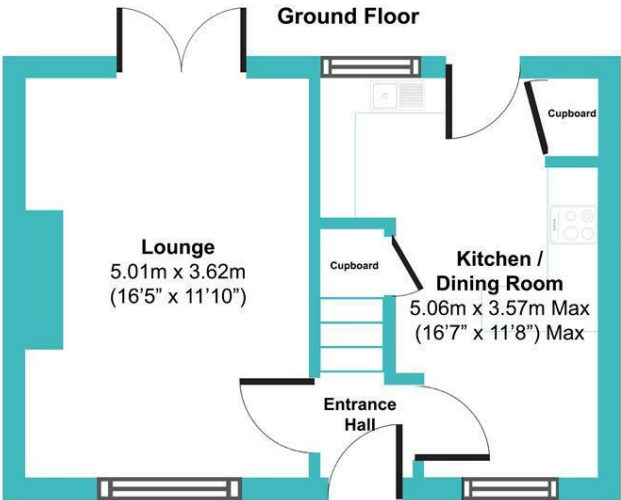
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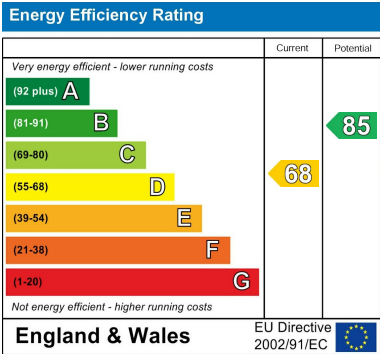
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Approximate Gross Internal Floor Area
70.41 Sq Metres / 757.88 Sq Feet



Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.
We give no warranty or representation as to the accuracy and completeness of the floor plan.



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