

St. Quintin Field Nafferton, YO25 4PD

Nestled in the charming village of Nafferton, near Driffield, this delightful house offers a perfect blend of comfort and convenience. Set in a popular village location, residents can enjoy the tranquillity of a quiet neighbourhood while still being within easy reach of local amenities and transport links. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The accommodation is generously sized, allowing for a comfortable lifestyle. Whether you are looking to settle down in a peaceful community or seeking a family home with ample space, this property is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home in Nafferton.

Current energy rating of - C, Council Tax Band - C, Tenure - Freehold.

Offers In The Region Of £275,000

Hallway 6'0" x 13'9" (1.84 x 4.21)

Door to hallway with wooden laminate flooring, stairs to first floor and radiator.

Lounge 16'9" x 10'4" (5.12 x 3.15)

Window to front, French doors to rear, wooden laminate flooring, television point and two radiators.

Kitchen Diner 16'5" x 9'4" (5.02 x 2.87)

Window to front, side and rear, a range of matching wall and base units, complimentary worktops over housing a 1 1/2 bowl sink and drainer unit and mixer tap. space for washing machine and dishwasher, integrated gas hob and electric double oven with eye level grill, television point, ceramic tile flooring and radiator.

Cloakroom 6'1" x 5'8" (1.87 x 1.75)

Window to rear, pedestal wash hand basin and low-level WC plus radiator.

First Floor Landing 10'0" x 4'1" (3.06 x 1.26)

Window to rear, access to loft space and radiator.

Master Bedroom 12'0" x 10'6" (3.68 x 3.22)

Window to front, television point and radiator.

En-suite 5'8" x 5'1" (1.74 x 1.56)

Window to front, step in shower cubicle, pedestal hand wash basin and low-level WC. Part tiled walls, extractor fan and radiator.

Bedroom 2 12'5" x 9'6" (3.79 x 2.91)

Window to front, built-in cupboard, television point and radiator.

Bedroom 3 9'3" x 6'9" (2.83 x 2.06)

Window to rear, television point and radiator.

- Popular village location
- Three bedrooms
- Garage and ample parking

Family Bathroom 6'11" x 5'10" (2.12 x 1.80)

Window to rear, panelled bath with shower over and shower screen, pedestal hand wash basin, low-level WC, vinyl flooring and radiator.

Gardens

Grassed area to the front of the property with driveway to side leading to the single brick built garage with up and over door, power and personal door. Rear garden is mainly laid to lawn with fenced and hedge boundaries plus patio area at the rear of the house. Behind the garage is a triangular shaped area with garden shed and storage area. (Large shed not included).

About Us

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Disclaimer

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements

- Great sized accommodation
- Two bathrooms
- Currently tenanted but vacant possession available

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

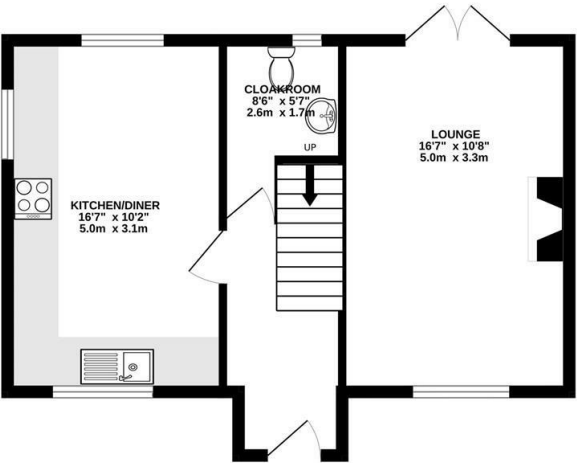
- Lounge and kitchen diner
- Gardens front and rear
- Viewing highly recommended



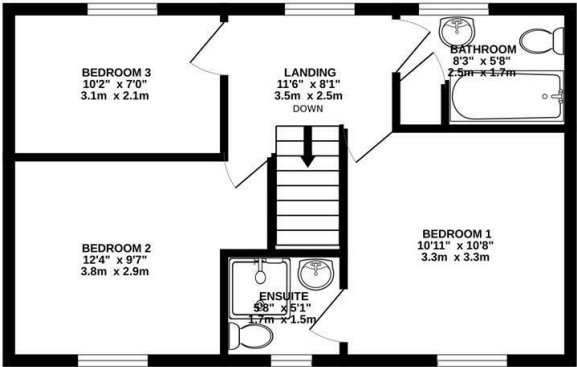


Floor Plan

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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