







Howe Lane, Nafferton, Driffield, YO25 4JU

- Detached Family Home
- Large Lounge With Log Burner
- Rear Garden
- Charming Village Location
- Four Bedrooms
- Modern Kitchen & Bathrooms
- Off-Road Parking & Garage
- EPC Rating: C

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Asking Price £325,000

19A Howe Lane, Nafferton, Driffield, YO25 4JU

DESCRIPTION

Nestled within the charming and desirable village of Nafferton, this impressive detached family home offers generous living accommodation, a versatile layout, and excellent outdoor space, making it an ideal choice for growing families. Located on Howe Lane, the property enjoys a peaceful village setting while still benefiting from excellent access to nearby towns, villages, amenities, and transport links.

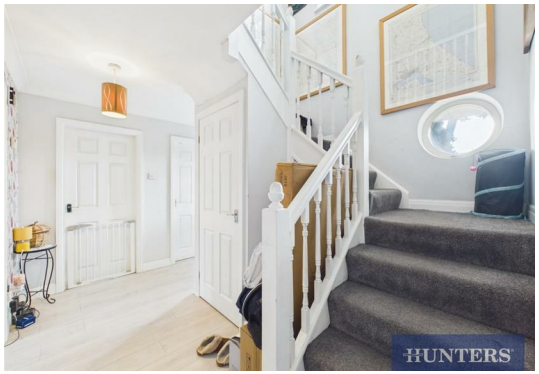
Approaching the property, you are welcomed by a well-presented frontage featuring a front garden, driveway, and access to a single garage located to the rear.

Stepping inside, the bright and airy entrance hall sets the tone for the home. The large lounge is a fantastic family space, boasting a charming log burner, bay window allowing plenty of natural light to flood the room, and sliding doors opening towards the rear garden. With ample space for both comfortable living room furniture and a dining table, this versatile room is perfect for entertaining and everyday family life.

The modern shaker-style kitchen is thoughtfully designed with a range of fitted units, providing excellent storage and generous workspace, along with room for essential appliances. Continuing through the ground floor, a further reception room offers fantastic flexibility and can be adapted to suit a variety of needs.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring a stylish three-piece suite, including a bath with shower over.

Externally, the rear garden provides a wonderful private outdoor space, featuring a generous lawn area and patio seating area, ideal for relaxing and entertaining. There is also access to the single garage, providing useful additional storage. Schedule a viewing today!









Location

Howe Lane is situated within the highly regarded village of Nafferton, a popular location known for its welcoming community atmosphere, attractive surroundings, and convenient position. The village offers a range of everyday amenities including local shops, a village pub, primary school, and community facilities, while the nearby towns of Driffield and Bridlington provide a wider selection of shops, leisure facilities, and services. The surrounding East Yorkshire countryside offers excellent opportunities for walking, with picturesque villages and scenic routes close by. Nafferton also benefits from good transport connections, making it an appealing location for those looking to enjoy village life while remaining within easy reach of larger towns.

HMRC Disclaimer - Bridlington

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.


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Viewings

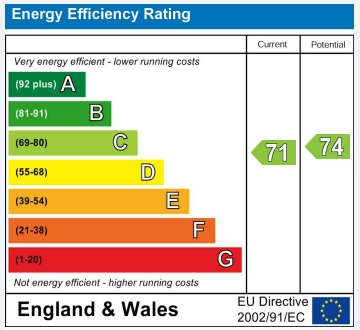
Please contact bridlington@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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