

Approximate total area⁽¹⁾
582 ft²
54 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

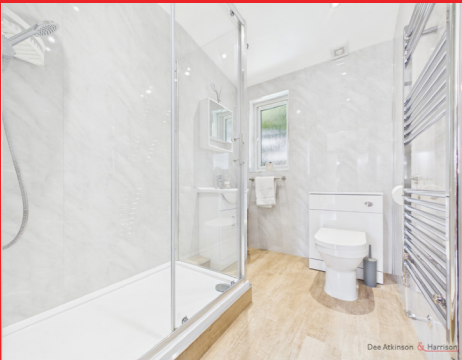
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Dee Atkinson & Harrison

Asking Price
£149,950

9 Bridlington Road,
Nafferton, YO25 4LG



SERVICES
Understood to all be connected to mains. Mains water and electric. Heating is via a combi-boiler and the hot water is run off flogas. There is also fibre optic broadband to the property.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Business rates.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

OPEN PLAN KITCHEN/DINER- 17'4 (5.29m) x 11'3 (3.44m)

An open plan with composite door to the front aspect, window to the front aspect, inset spotlights, a range of wall and base units with breakfast bar, sink with drainer unit, integrated dishwasher, washing machine and fridge/freezer, built in eye-level double oven, electric hob, extractor hood and splash back, laminated flooring, column radiator and power points.

LOUNGE- 13'11 (4.25m) x 9'5 (2.88m)

Opening up from the kitchen/diner is the living area with window to the front aspect, laminated flooring, column radiator, TV point and power points.

BEDROOM ONE- 10'5 (3.19m) x 9'5 (2.89m)

Double bedroom with window to the side aspect, built in wardrobes and cupboards, laminated flooring, radiator and power points.

EN-SUITE- 3'3 (1.00m) x 7'7 (2.32m)

Opaque window to the rear aspect, inset spotlights, wet wall boarding throughout, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, shower cubicle, laminated

flooring, heated towel rail and extractor fan.

BEDROOM TWO- 10'5 (3.19m) x 9'4 (2.86m)

Another double bedroom with window to the side aspect, built in wardrobes and cupboards, laminated flooring, radiator and power points.

BATHROOM- 5'9 (1.76m) x 7'7 (2.31m)

Opaque window to the rear aspect, inset spotlights, wet wall boarding throughout, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, walk in shower cubicle, wall mounted mirror with cabinet, laminated flooring, heated towel rail and extractor fan.

GARDEN

South-East facing garden which is laid with lawn, patio area for seating, storage shed, hedging to create a private garden and raised beds.

GARAGE

Detached single garage with up and over door, power and lighting.

PARKING

Gated driveway with off street parking for two cars.

9 Bridlington Road, Nafferton, YO25 4LG

DESCRIPTION

An excellent opportunity to purchase a fantastic, energy-efficient holiday home! 9 Bridlington Road is a beautifully presented detached bungalow offering two bedrooms and two bathrooms, occupying a generous plot with a detached garage and exciting potential for future development, subject to the necessary planning permissions. Built just three years ago with full planning permission and building regulations approval, this modern home is finished to a high standard and is truly move-in ready. Tucked away in a peaceful cul-de-sac, it is ideally suited as a holiday home, a second residence, or an investment opportunity with excellent income potential. Perfectly positioned for exploring the East Yorkshire coast, the property also enjoys convenient access to the popular destinations of York, Beverley, and Driffield.

The property briefly comprises:- entrance into an open plan kitchen/diner/living area, primary bedroom with en-suite, another double bedroom, bathroom, detached single garage, garden and off street parking.

LOCATION

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Hull, Beverley, Driffield, Bridlington and Scarborough. The village has a good range of facilities including convenience store, fish and chip shop, brand new Spar and garage, beauty salon, public houses, a tea shop and Beacon status primary school together with a thriving sports club/ community centre and Doctors surgery.

