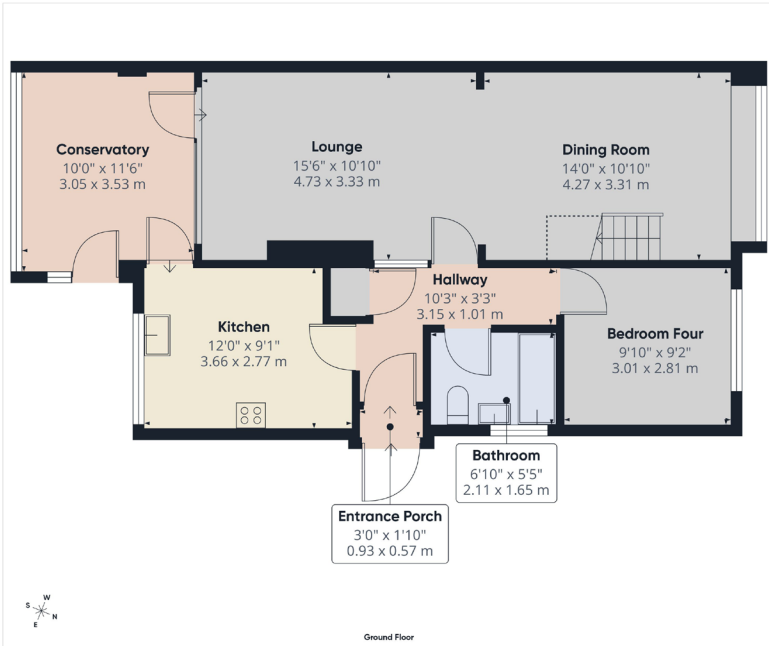




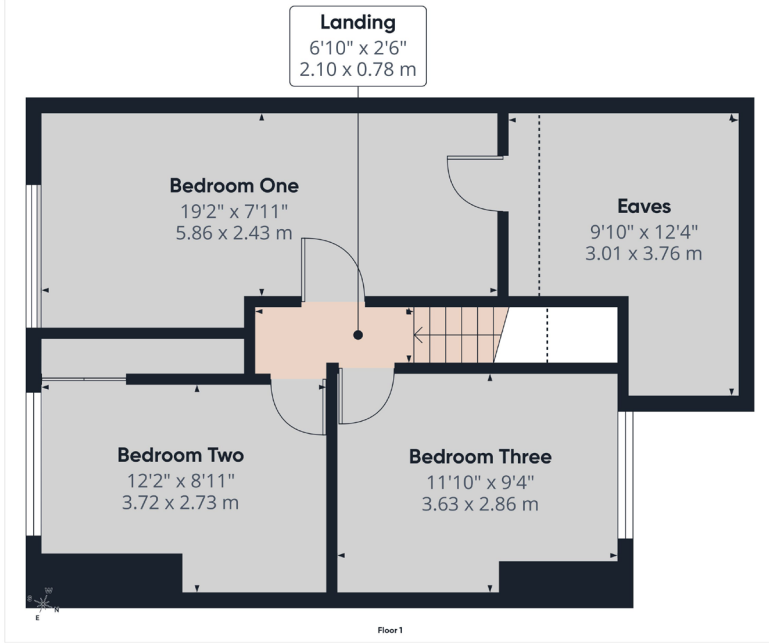
Approximate total area**
750 sq ft
69.5 m²
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

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

GRAPPE360



Approximate total area**
512 sq ft
47.6 m²
Reduced headroom
90 sq ft
8.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft 5 in

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

GRAPPE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price
£185,000

12 Lowthorpe Lane,
Nafferton, YO25 4JX

SERVICES
Understood to be connected to mains. Mains water, gas and electric.

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

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

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.



56 Market Place, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



12 Lowthorpe Lane, Nafferton, YO25 4JX

Situated in a sought-after village location, 12 Lowthorpe Lane is a four-bedroom semi-detached property offering versatile and spacious accommodation throughout, presenting an exciting opportunity for buyers looking to create their ideal home. The property benefits from multiple reception rooms, an open-plan aspect and plenty of scope to reconfigure and personalise the space to suit individual needs. Requiring updating throughout, it offers a blank canvas for those looking for a property to put their own stamp on to enjoy it's full potential. Externally, it boasts a private, south-facing garden, providing an excellent space along with ample off street parking. Offered for sale with no onward chain, this is a great opportunity for buyers looking for a home with plenty of potential in a desirable village setting.

The property briefly comprises:- entrance porch, entrance hall, kitchen, bathroom, lounge, dining room, conservatory, bedroom four, first floor landing, three bedrooms, rear 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.

THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH

Door to the side aspect.

ENTRANCE HALL

Door to the side aspect, coving, built in cupboard, fitted carpets, radiator and power points.

KITCHEN- 12'0 (3.66m) x 9'1 (2.77m)

Window to the rear aspect, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for white goods, plumbing for washing machine, built in oven, electric hob, extractor hood, vinyl flooring and power points.

BATHROOM- 6'10 (2.11m) x 5'5 (1.65m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

LOUNGE- 15'6 (4.73m) x 10'10 (3.33m)

Door to the rear aspect, coving, electric wall mounted fire, fitted carpets, radiator, TV point and power points. Opening up into:

DINING ROOM- 14'0 (4.27m) x 10'10 (3.31m)

Window to the front aspect, coving, stairs leading to the first floor landing, fitted carpets, radiator and power points.

CONSERVATORY- 10'0 (3.05m) x 11'6 (3.53m)

Door to the side aspect, windows to the rear

and side aspect and vinyl flooring.

BEDROOM FOUR- 9'10 (3.01m) x 9'2 (2.81m)

Door to the front aspect, fitted carpets, radiator and power points.

FIRST FLOOR LANDING

Fitted carpets and power points.

BEDROOM ONE- 19'2 (5.86m) x 7'11 (2.43m)

Large double bedroom with window to the rear aspect, access to the eaves which is ample storage measuring 9'10 (3.01m) x 12'4 (3.76m), fitted carpets, radiator and power points.

BEDROOM TWO- 12'2 (3.72m) x 8'11 (2.73m)

Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 11'10 (3.63m) x 9'4 (2.86m)

Window to the rear aspect, built in wardrobes, fitted carpets, TV point and power points.

GARDEN

South facing garden which has been well looked after and is mainly laid with lawn, seating area to the immediate rear of the property, slate area to the bottom of the garden, timber garden shed, planted flower and shrubs, timber fencing and gated side access.

PARKING

Off street parking for multiple cars.

