



3 Manor Close  
Nafferton  
YO25 4HG

ASKING PRICE OF

**£223,000**

3 Bedroom Semi-Detached House



Lounge/Dining Area



Off Road  
Parking



Gas Central Heating

### 3 Manor Close, Nafferton, YO25 4HG

This is a larger style semi-detached house located within a sought after residential development within the popular village of Nafferton. The accommodation includes lounge with dedicated dining area together with fitted kitchen and ground floor WC. The first floor offers three bedrooms along with house bathroom. There is a side drive and single brick built garage together with front and rear gardens.

The property is ideal for many types of buyer .. from first time buyers through to families or even couples simply wanting an excellent location!

#### NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Lounge



Dining Area



Kitchen



Bedroom 1

## Accommodation

### ENTRANCE HALL

Having a staircase leading off with spindled bannister and wood effect flooring. Radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE/DINING AREA

24' 0" x 11' 2" (7.33m x 3.42m [overall])

With a front facing window and feature fire surround housing a gas living flame fire. Radiator.

Opening into a dining area again featuring a radiator plus patio doors to the rear.

### KITCHEN

9' 7" x 9' 7" (2.94m x 2.93m)

Fitted with a traditionally styled range of kitchen units finished with panelled doors in medium oak along with worktops. Electric oven with gas hob and extractor over. One and a half bowl sink with single drainer and mixer taps, space and plumbing for automatic washing machine and space and provision for a fridge/freezer. Built-in understairs storage cupboard and door to the exterior. Wood effect flooring.

### FIRST FLOOR

#### BEDROOM 1

11' 8" x 10' 5" (3.57m x 3.20m)

With front facing window and exposed wooden flooring. Radiator.

#### BEDROOM 2

11' 10" x 10' 10" (3.63m x 3.32m)

With rear facing window and exposed wooden flooring. Radiator.

#### BEDROOM 3

7' 11" x 7' 0" (2.42m x 2.15m)

With front facing window. Radiator.

#### BATHROOM

With suite comprising curved edge bath, having a glass side screen and electric shower in situ. Pedestal wash hand basin and low level WC and exposed wooden flooring. Radiator.

#### OUTSIDE

The property stands back from the road behind an open plan front forecourt style garden. There is a side drive which leads



Bedroom 2



Bedroom 3



Bathroom



Garden

to a single brick built garage which has a personal door to the side.

To the rear of the property is an enclosed area of garden.

#### FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate.

#### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

#### SERVICES

All mains services are available at the property.

#### COUNCIL TAX

Band C.

#### ENERGY PERFORMANCE CERTIFICATE

Rating D.

#### NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

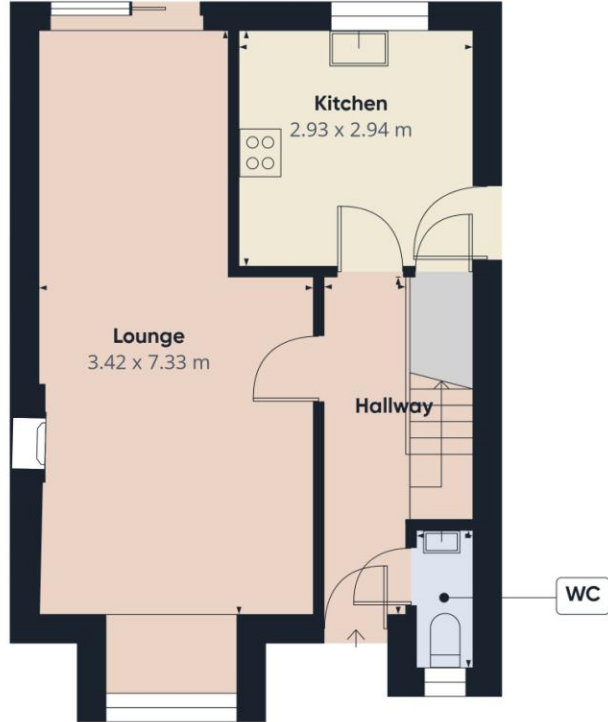
Floor plans are for illustrative purposes only.

#### VIEWING

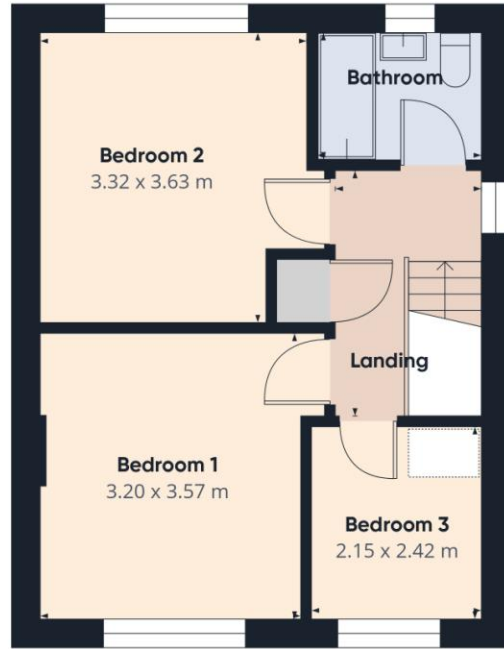
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated floor area is approximately 78 sq m



Floor 0



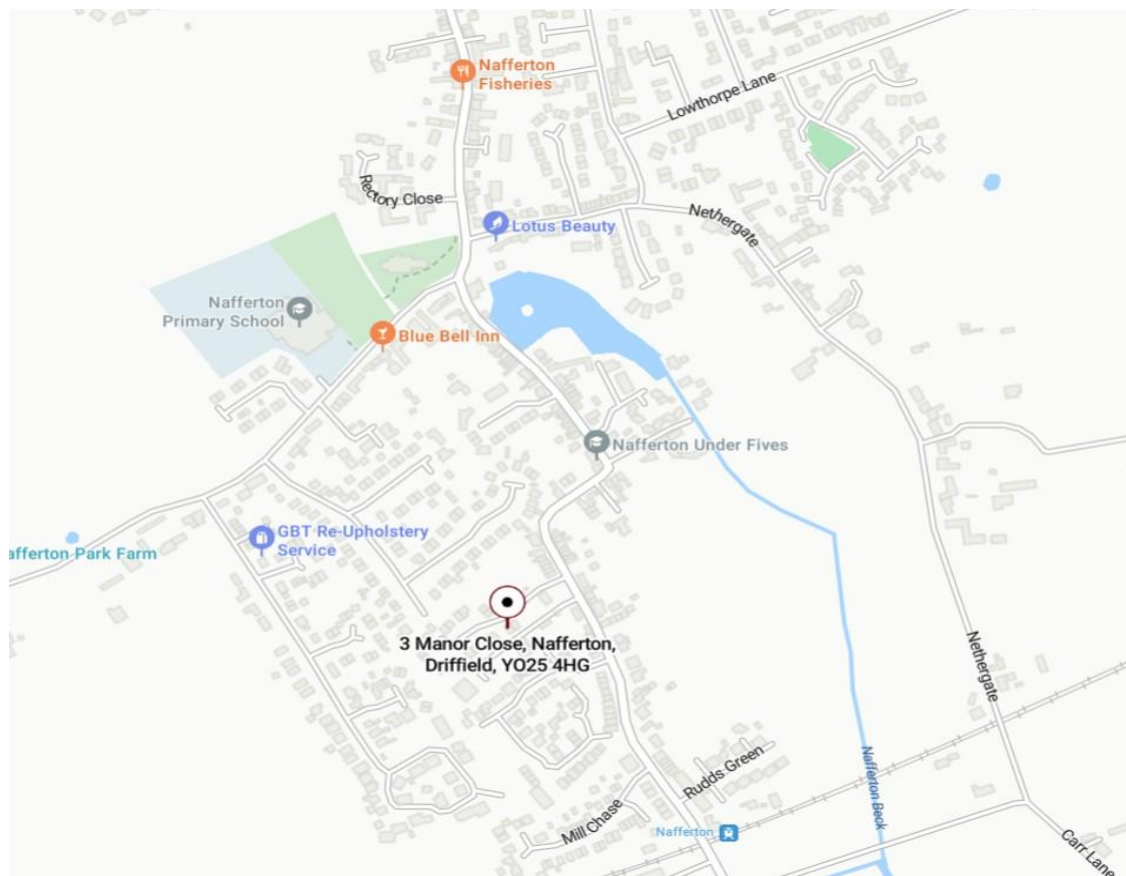
Floor 1

Approximate total area<sup>(1)</sup>  
77.9 m<sup>2</sup>

(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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