



38 West End Falls  
Nafferton  
YO25 4QA

ASKING PRICE OF

**£280,000**

**3 Bedroom Detached House**



Garden with open views



Garage & Off  
Road Parking



Gas Central Heating

## 38 West End Falls, Nafferton, YO25 4QA

Forming part of the popular West End Falls Development, towards the outskirts of Nafferton, this is a **SUPERBLY APPOINTED DETACHED HOUSE**, originally built by renowned local developers G P Atkin Homes Limited and which has been thoughtfully and meticulously improved since its first purchase. Indeed, the specification is now beyond most people's expectations and includes Solar PV with battery back-up which vastly reduced running costs, beautifully fitted furniture in the bedrooms and an enhanced specification in the kitchen, all being **BEAUTIFULLY PRESENTED** and a real joy to view!

In addition to this, the property also enjoys **A FANTASTIC PLOT** with beautiful open aspect to the rear.

The accommodation within includes entrance hall together with cloakroom and WC, lounge, dining kitchen, master bedroom with en-suite plus two further bedrooms and house bathroom.

Overall, this is a truly stunning home which is very difficult to find fault with and indeed, though the vendors are reluctant to sell, its sale provides the lucky new owner with an opportunity to reside somewhere really special.

### 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.



Entrance Hall



Living Room



Breakfast Kitchen



Breakfast kitchen

## Accommodation

Front entrance door into:

### ENTRANCE HALL

15' 10" x 4' 5" (4.85m x 1.37m)

With range of panelled oak finished doors with polished furniture leading off to principal rooms etc. Fitted wood effect flooring and open staircase leading off to the first floor. Built-in understairs storage cupboard. Radiator.

Built-in cupboard housing gas boiler and providing plenty of storage.

### CLOAKROOM/WC

5' 7" x 3' 2" (1.71m x 0.97m)

With low level WC and pedestal wash hand basin. Wood effect flooring. Radiator.

### LIVING ROOM

15' 9" x 11' 3" (4.81m x 3.45m)

With front facing window. Radiator.

### BREAKFAST KITCHEN

19' 10" x 8' 6" (6.07m x 2.61m)

Comprehensively fitted with a contemporary range of kitchen units featuring high gloss finished units with brushed chrome

handles, including base, drawer and wall cupboards. Inset one and a half bowl sink with swan neck mixer tap and single drainer, built-in electric oven and induction hob with extractor over. Integrated dishwasher and fridge/freezer plus washing machine.

French doors leading out onto the garden allowing occupants to enjoy an attractive view, not only over the garden, but also the open aspect beyond.

### FIRST FLOOR LANDING

With oak finished doors leading off, which is beyond the usual specification. Built-in storage cupboard.

### BEDROOM 1

12' 9" x 8' 7" (3.91m x 2.64m)

This being a rear facing room with outstanding views and quality range of contemporary wardrobes along one wall. Double panelled radiator.

### EN-SUITE

8' 7" x 4' 10" (2.64m x 1.49m)

With modern fixtures and fittings including large walk-in shower with glass side screen and mixer shower both with overhead rose and handheld attachment, vanity style wash



Landing



Bedroom 1



En-suite



Bedroom 2

hand basin complete with electrically lit mirror and low level WC plus chrome heated towel radiator. Full tiled around the shower with half-tiling elsewhere and wood effect vinyl flooring.

## BEDROOM 2

11' 4" x 9' 3" (3.46m x 2.83m)

With a front facing window. Radiator.

## BEDROOM 3

9' 1" x 8' 2" (2.79m x 2.50m)

With a front facing window. Radiator.

## BATHROOM

With contemporary suite comprising panelled bath with a mixer shower over, having a glass side screen and being fully tiled. Low level WC and vanity wash hand basin. Half-tiling to remaining walls and heated towel rail with wood effect vinyl flooring.

## OUTSIDE

The property stands back from the road behind a shallow front forecourt garden. There is a side drive which leads to a single garage. The garage features an electric operated up and over door with personal door to the side. To the side of the house is an EV Charger.

Immediately to the rear of the house is a paved patio and this gives way to a mature area of garden, thoughtfully planted by the vendors, including beds and shaped lawn along with a meandering path and gravelled seating area under a timber pergola.

Beyond the garden is a very attractive open aspect over adjacent countryside, looking towards Driffield.

## 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.

## SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Smart Export Guarantee Tariff. This system benefits from a battery back-up system allowing occupants of the property to benefit from stored electricity within the system.



Bedroom 3



Bathroom



Garden



Garden

Further information may be available upon request.

#### 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 D.

#### ENERGY PERFORMANCE CERTIFICATE

Rating B.

#### 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.

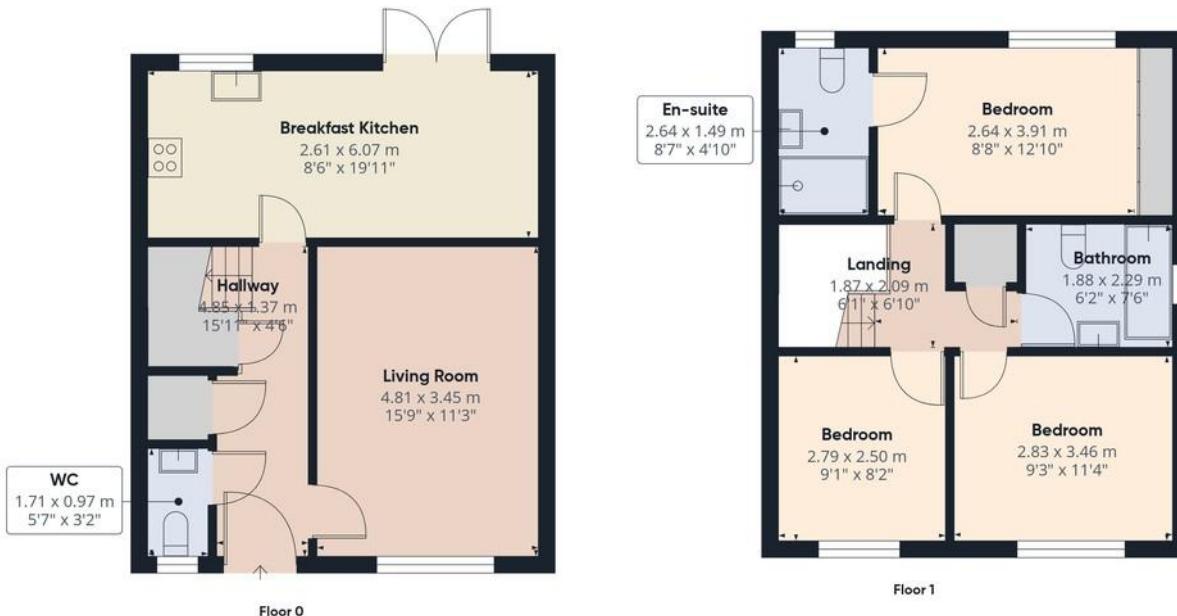
#### VIEWING

Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 85 sq m (910 sq ft). This area may differ from the floor area on the Energy Performance Certificate.

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**Ullyotts**  
Estate Agents



Approximate total area<sup>(1)</sup>  
84.5 m<sup>2</sup>  
909 ft<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.

GIRAFFE360



▪ Est. 1891 ▪

# Ullyotts

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