



1 Fairfield Close
Nafferton
YO25 4JH

ASKING PRICE OF

£325,000

4 Bedroom Detached House

Est. 1891
Ullyotts
Estate Agents

01377 253456



Garden



4



2



1



Double
Garage



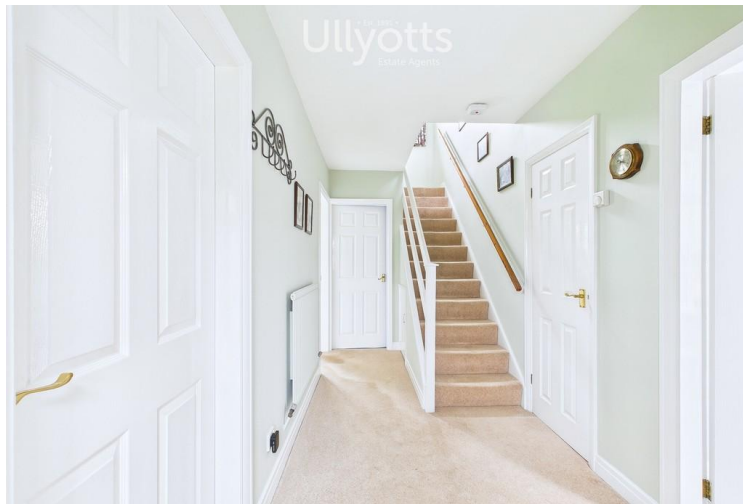
Gas Central Heating

1 Fairfield Close, Nafferton , YO25 4JH

Standing on a slightly elevated plot within a delightful cul-de-sac setting forming part of the village of Nafferton, this is a well maintained home that provides generously proportioned accommodation including two good reception rooms as well as four bedrooms on the first floor. A particular feature of the property is the off-street parking which features a double width drive and double garage. As an added extra, there are attractive views across to Nafferton Church from the first floor. Though overall, **IN EXCELLENT CONDITION THROUGHOUT**, some buyers may wish to update certain fixtures and fittings, however, this should not necessarily be seen as a negative as the result would be a quality home in an **EXCEPTIONAL 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.



Entrance Hall



Living Room



Living Room



Dining Room

Accommodation

ENTRANCE HALL

13' 8" x 5' 9" (4.19m x 1.76m)

With staircase leading off to the first floor. Useful storage cupboard and storage beneath the stairs. Radiator.

CLOAKROOM/WC

5' 3" x 2' 9" (1.62m x 0.86m)

With white suite comprising low level WC and vanity wash hand basin.

LIVING ROOM

19' 5" x 11' 9" (5.94m x 3.60m)

Being very well lit having windows to the front, rear and side providing lots of natural light. Feature fireplace with full chimney breast currently housing an electric fire in situ. Decorative ceiling cornice. Two radiators.

DINING ROOM

13' 9" x 10' 8" (4.21m x 3.27m)

With front facing window and decorative ceiling cornice. Double panelled radiator.

KITCHEN

13' 7" x 8' 1" (4.16m x 2.48m)

Fitted along three walls with a range of traditionally styled kitchen units finished with solid oak panelled doors and

drawers and incorporating an integrated electric oven and hob with extractor over plus inset stainless steel sink with single drainer and space and plumbing for automatic washing machine. Wall mounted boiler with space and provision for a fridge/freezer. Door leading to the exterior.

FIRST FLOOR LANDING

12' 0" x 3' 1" (3.67m x 0.94m)

With gallery style bannister. Built-in cupboard housing hot water cylinder.

BEDROOM 1

13' 10" x 10' 0" (4.24m x 3.05m)

With rear facing window. Coved ceiling. Radiator.

BEDROOM 2

11' 10" x 9' 10" (3.62m x 3.02m)

With rear facing window. Radiator.

BEDROOM 3

10' 9" x 9' 2" (3.30m x 2.80m)

With front facing window and built-in storage cupboard/wardrobe. Radiator.

BEDROOM 4

9' 6" x 9' 3" (2.90m x 2.82m)

With front facing window. Radiator.



Kitchen



Bedroom 1



Bedroom 2



Shower Room

SHOWER ROOM

5' 10" x 5' 9" (1.78m x 1.77m)

With suite comprising shower enclosure having a plumbed-in mains shower and vanity wash hand basin. Obscured front facing window. Radiator.

SEPARATE WC

5' 10" x 2' 11" (1.78m x 0.89m)

With matching suite comprising low level WC.

OUTSIDE

The property stands on an attractive corner plot with aspects onto Fairfield Close and Howe Lane. It is slightly elevated from the road with the driveway being inclined. The driveway itself is double width and leads to an attached double garage with electric door.

The front and rear gardens are predominantly lawned within hedged boundaries. A paved patio is to the rear of the house plus well planted borders and greenhouse.

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.

COUNCIL TAX

Band E.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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 Ulyotts - 01377 253456 - Option 1.

Regulated by RICS



WC



Garden

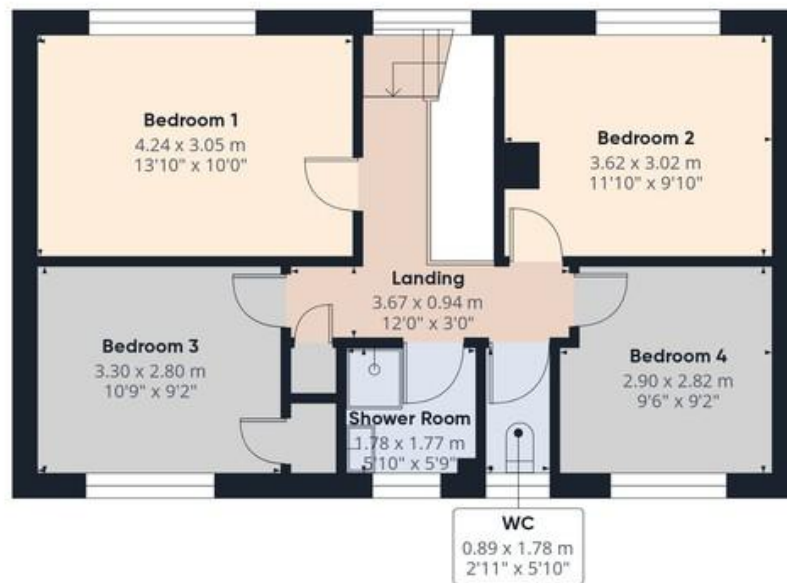


Garden

The digitally calculated floor area is 110 sq m (1178 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1



A614
HOUNDALE LANE
NEW ROAD
WOLD ROAD
BRIDLINGTON ROAD

NORTH STREET
BEECH GROVE

WALNUT GR

Dog Flats

DRIFFIELD ROAD
HALL CLOSE
PARSONAGE CLOSE

1 Fairfield Close

HOME LANE

EASTLANDS
EAST GATE
WARD LEA

LOWTHORPE LANE

KINGS GARTH

PO

SYCAMORE CL

STQUINTIN FLD

Nafferton

Education Facility

FRECTORY CL

PW

PRIESTGATE

WESTFIELD CK

WESTGATE CHERRY DR

CHERRY WAY

WESTEND FALLS

WEST DR

MANOR CLOSE

NUNINGS WAY

PRIORY CLOSE

STATION ROAD

RUDDS GN

Nafferton

MILL CHASE

NEW BRIDGE LANE

NETHERGATE

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