



34 Middle Street, Nafferton

Drifffield

Guide Price £160,000

34 Middle Street

Nafferton, Driffield

Unique Grade II listed 1-bed cottage in central Nafferton, full of character with period features, fireplace, dressing room, and history. Ideal as a home, investment, or holiday let.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- GRADE 2 LISTED COTTAGE, POSSIBLY THE OLDEST COTTAGE IN NAFFERTON
- ARE YOU LOOKING FOR A PIECE OF HISTORY?
- GENEROUS SUNNY GARDEN
- WOOD BURNING STOVE
- FEATURE BRICK FIREPLACE
- ONE BEDROOM WITH SUBSTANTIAL DRESSING ROOM
- MID TERRACED COTTAGE
- GREAT VILLAGE LOCATION
- FABULOUS RETAINED FEATURES
- USED AS A PROFITABLE HOLIDAY LET FOR MANY YEARS, NOW A HOME!
- BUILT IN APPROXIMATELY 1736
- POTENTIAL FOR A 2ND BEDROOM







Floor 1



Floor 2

**Approximate total area⁽¹⁾**59.5 m²640 ft²**Reduced headroom**4.8 m²52 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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