



1 Hall Close
Nafferton
YO25 4JN

ASKING PRICE OF

£340,000

3 Bedroom Detached Bungalow



Side Elevation



3



2



1



Garage & Off
Road Parking



Oil Central Heating

1 Hall Close, Nafferton, YO25 4JN

A bungalow which has been a well loved family home since its construction during the 1960s set within a much sought after development on the outskirts of Nafferton - a village which is again well regarded by virtue of its location which is just 2 miles from Driffeld and also for the facilities available within the village.

The property has been thoughtfully extended over the years to accommodate the needs of a growing family with the layout now providing generously proportioned living spaces, including lounge and dedicated dining room plus large kitchen. In addition, there are three good sized bedrooms along with main bath room. The extension was done sympathetically to the original layout which flows extremely well.

The bungalow has been lovingly cared for since construction, however, has become naturally dated through the passage of time and would benefit from general re-fitting and modernisation.

Externally, again the bungalow does not disappoint, being set on a generous, mature plot with surrounding gardens and good vehicle access off Hall Close itself. There is plenty of hard-standing area and also enlarge double length garage.

In summary, bungalows of this proportion and in this location do not come along very often and with the imagination of the new owner, we are sure that this will create an enviable home.

NAFFERTON

Nafferton is situated south of the A614 (Driffeld 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 Driffeld 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 Room



Kitchen



Shower Room

Accommodation

MAIN ENTRANCE

15' 5" x 5' 1" (4.72m x 1.56m)

A very spacious entrance to the bungalow. Large storage linen cupboard. Coved ceiling. Radiator.

LOUNGE

16' 9" x 12' 10" (5.12m x 3.93m)

With double aspect, window to the side and front plus Yorkstone style fireplace with open fire. Quarry tiled hearth. Radiator.

DINING ROOM

15' 9" x 9' 8" (4.82m x 2.97m)

With front facing window. Coved ceiling. Double panelled radiator.

Arch leading into:

KITCHEN

11' 3" x 11' 0" (3.43m x 3.37m)

With range of base, drawer and wall mounted cupboards. Inset one and a half bowl sink and base cupboard beneath, integrated electric oven, electric hob and microwave. Floor mounted oil boiler.

A further door leads out to:

SIDE ENTRANCE HALL

22' 9" x 3' 4" (6.94m x 1.02m)

Coved ceiling. Radiator.

BEDROOM 1

10' 9" x 9' 6" (3.28m x 2.91m)

With side facing window. Coved ceiling. Radiator.

BEDROOM 2

13' 3" x 8' 9" (4.04m x 2.69m)

With side facing window. Coved ceiling. Radiator.

BEDROOM 3

11' 3" x 8' 9" (3.45m x 2.69m)

With side facing window. Coved ceiling. Radiator.

SHOWER ROOM

8' 9" x 6' 3" (2.67m x 1.92m)

With Quadrant style shower enclosure, low level WC and pedestal wash hand basin, timber cladded ceiling and fully tiled walls. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Garden

OUTSIDE

The property stands back from the road behind an established hedge which totally screens the bungalow from the road giving optimal privacy. There is an established garden to all sides of the property comprising lawns, planted beds, patios of various styles and raised beds.

There is vehicle access off Hall Close leading to a drive which could be extended, if required, and this leads to an elongated garage divided into two sections, 3 m x 11.4m overall.

CENTRAL HEATING

Oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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

SERVICES

Mains water, electricity and drainage. Gas available in the village.

COUNCIL TAX

Band

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.

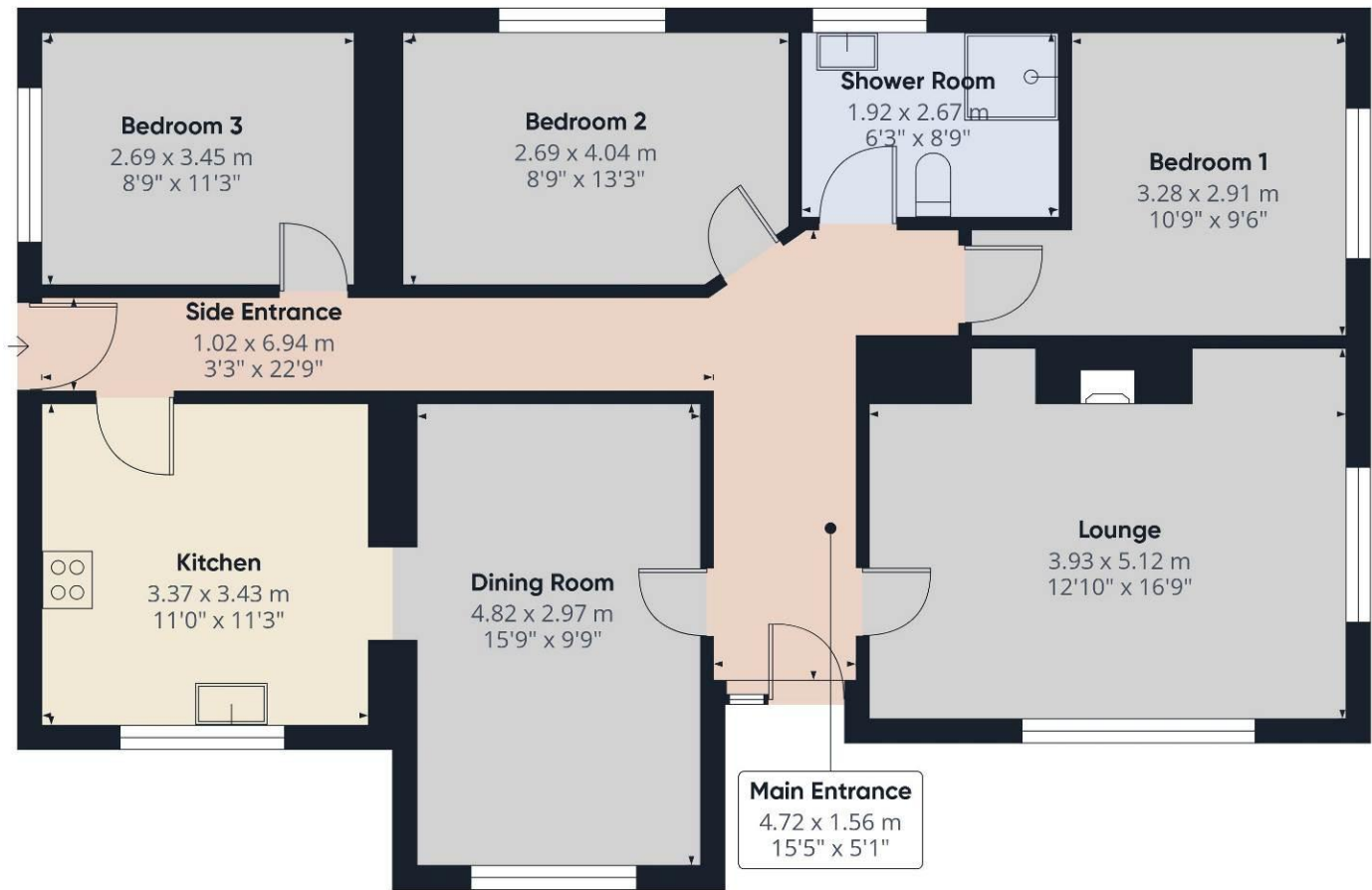
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 97 sq m (1041 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





1 Hall Close

Nafferton

Education
Facility

Nafferton

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