



19 Driffield Road  
Nafferton  
YO25 4JJ

ASKING PRICE OF

**£485,000**

**3 Bedroom Detached Bungalow**

Est. 1891  
**Ulllyotts**  
Estate Agents

01377 253456



Garden



3



3



3



Garage & Off  
Road Parking



Gas Central Heating

## 19 Driffield Road, Nafferton, YO25 4JJ

A very deceptive property which offers an exceptional range of versatile accommodation which includes three bedrooms and three reception rooms and also a very useful first floor room (660 sq ft) with huge potential to sub-divide further, if required.

The property has been lovingly maintained and thoughtfully extended by the current vendors and now represents a great opportunity for the new owner to enjoy a truly individual home.

### 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



Entrance Hall



Living Room



Breakfast Room

## Accommodation

### ENTRANCE HALL

A very spacious entrance to the property featuring staircase leading off and numerous cupboards including two double and one single cupboard and useful understairs storage area. This area is well lit by numerous windows and is spacious enough to be used as more than just a hall/inner hall.

### LIVING ROOM

14' 8" x 11' 9" (4.49m x 3.59m)

With front and side facing windows this room is currently used as a Study for the current owners but is generously proportioned to be used as a reception room in its own right. Coved ceiling. Radiator.

### BREAKFAST ROOM

15' 8" x 12' 0" (4.80m x 3.66m)

A very attractive rear facing room with views onto the garden. Tiled floor. Coved ceiling. Radiator.

Open plan into:

### KITCHEN

15' 1" x 13' 3" (4.60m x 4.04m)

A partially octagonal shaped room with exceptional views from the rear windows onto the garden and being fitted with an

extensive range of custom built kitchen units along with quartz worktops finished with Shaker style doors. Inset one and a half bowl sink with swan neck mixer tap and double integrated electric ovens. Space and provision for an American-style fridge/freezer. Electric hob with extractor over and integrated dishwasher. Ceramic tiled floor and recessed ceiling spotlights plus coved ceiling. Useful breakfast bar area.

### UTILITY ROOM

13' 0" x 6' 3" (3.98m x 1.92m)

Fitted with a range of base and wall cupboards. Worktops and stainless steel sink with single drainer. Space and plumbing for automatic washing machine. Coved ceiling. Door to the outside.

### LOUNGE

17' 10" x 17' 5" (5.45m x 5.32m)

With delightful views to the side and rear over the garden. Wall light points. Recessed fire set within a chimney breast. Coved ceiling. Radiator.

### MASTER BEDROOM

14' 11" x 14' 0" (4.57m x 4.27m)

Side facing window. Coved ceiling. Recessed ceiling spotlights. Radiator.



Kitchen



Utility Room



Lounge



Bedroom 1

### EN-SUITE

10' 10" x 5' 3" (3.31m x 1.62m)

Fitted suite which comprises encased cistern WC and vanity basin, walk-in shower with curved glass screen, fully tiled walls and chrome heated towel radiator.

### BEDROOM 2

14' 0" x 10' 10" (4.28m x 3.31m)

With front facing window. Radiator.

Being open in to:

### DRESSING ROOM

6' 9" x 5' 10" (2.06m x 1.80m)

Fitted along one wall with wardrobes and another wall with a dressing table and central seating space.

### BATHROOM

8' 6" x 8' 3" (2.61m x 2.52m)

Main bathroom with panelled bath having an electric shower over and curved edge glass screen to the side, low level WC and vanity wash hand basin. Recessed ceiling spotlights. Fully tiled around the bath area. Heated towel radiator.

### FIRST FLOOR

### BEDROOM 3

26' 8" x 25' 1" (8.13m x 7.67m)

This is a very irregular shaped room but exceptionally spacious featuring sloping ceilings. It has the potential to create further separate living rooms, if required.

### EN-SUITE

9' 11" x 6' 2" (3.03m x 1.90m)

With shower enclosure having a plumbed-in shower, pedestal wash hand basin and low level WC. Heated towel rail. Sloping ceilings and tiling to shower area as well as splashback tiling to the wash hand basin and WC.

### OUTSIDE

The property stands well back from the road behind an extensive area of paved forecourt which provides good off-street parking for multiple vehicles. There is a side covered open garage which leads through to the rear of the property.

The rear gardens are extensive and established with various mature shrubs and trees and this offers excellent privacy throughout the garden area.

### CENTRAL HEATING

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



En-Suite



Bedroom 2



Bedroom 2 - Dressing Area



Bathroom

**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** Band D.

**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 Ulllyotts.  
Regulated by RICS



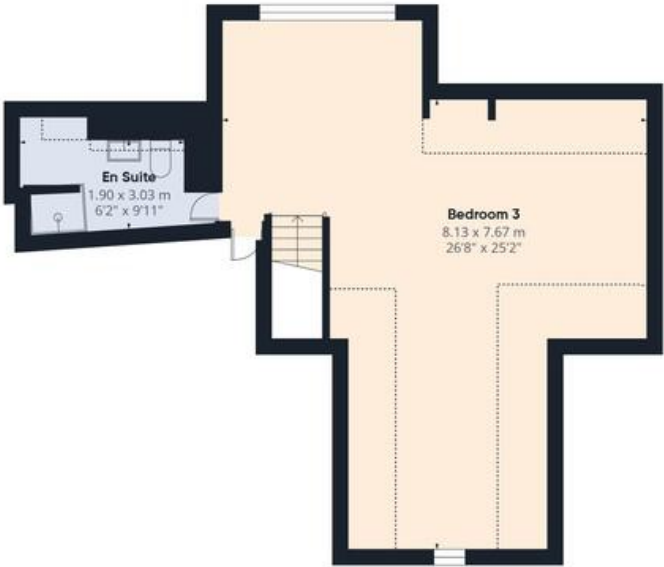
First Floor - Bedroom 3



The digitally calculated floor area is 229 sq m (2,462 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





19 Driffield Road

Nafferton

Education Facility

Nafferton

▪ Est. 1891 ▪  
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