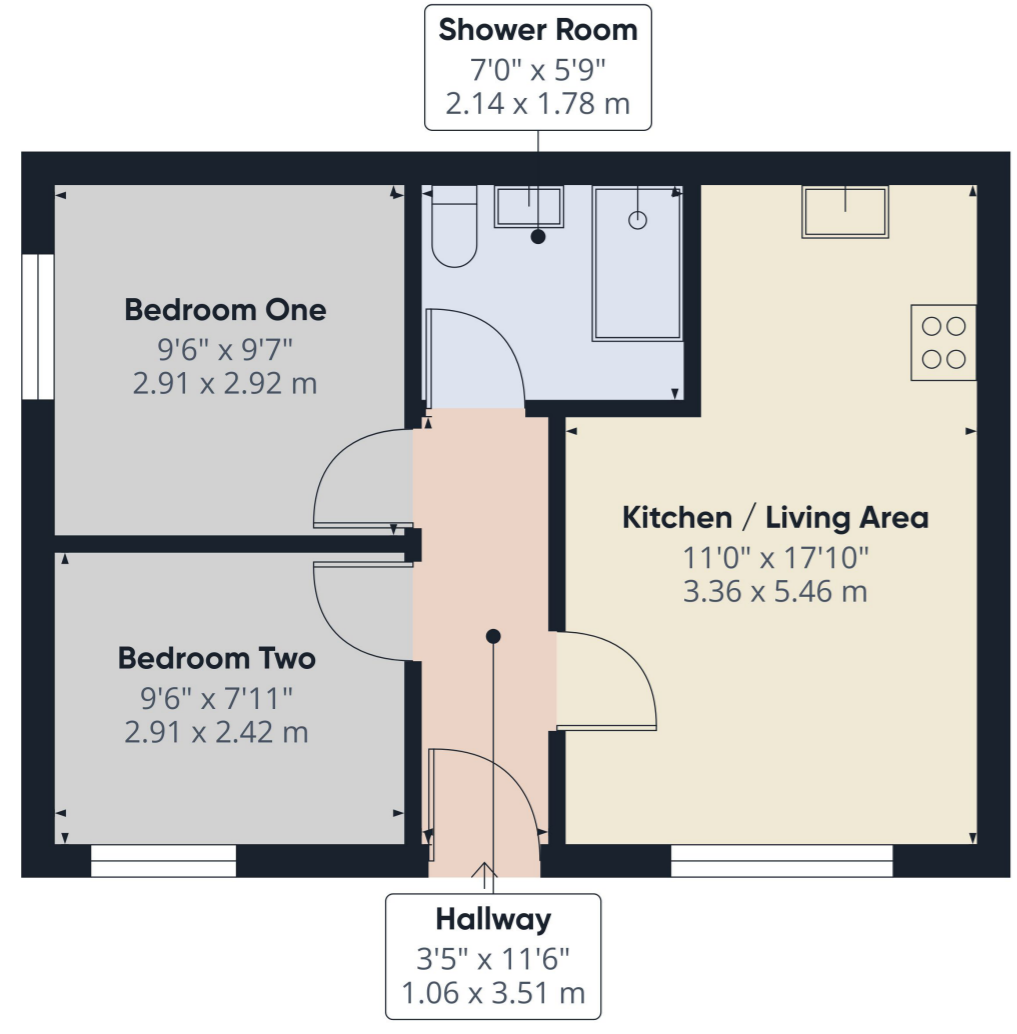




Guide Price
£167,500

4 Jubilee Close,
Nafferton, YO25 4AH



Approximate total area⁽¹⁾
423 ft²
39.4 m²

(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



Score	Energy rating	Current	Potential
92+	A		123 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.

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THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL- 3'5 (1.06m) x 11'6 (3.51m)

Composite door to the front aspect, engineered wood style flooring, radiator and power points. There is also access to the loft which houses the gas combi-boiler.

OPEN PLAN KITCHEN/LOUNGE- 11'0 (3.36m) x 17'10 (5.46m)

A beautifully appointed open plan space with window to the front aspect, inset spotlights, tiled splash back, a range of sleek wall and base unit with under counter lighting, sink with drainer unit, integrated dishwasher, integrated fridge/freezer, washing machine, engineered wood style flooring, radiator, TV point and power points.

BEDROOM ONE- 9'6 (2.91m) x 9'7 (2.92m)

Window to the side aspect, built in wardrobes and cupboards, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 9'6 (2.91m) x 7'11 (2.42m)

Window to the front aspect, fitted carpets, radiator and power points.

SHOWER ROOM- 7'0 (2.14m) x 5'9 (1.78m)

Inset spotlights, tiled splash back, three piece bathroom suite comprising:- low flush WC, sink with mixer tap, vanity unit and wall mounted mirror with LED lighting, large walk in shower with wet wall panelling, tiled flooring with underfloor heating, heated towel rail, extractor fan and shaving point.

GARDEN

To the front of the property is a West facing garden which is laid with cotswold limestone chippings to make it easily maintainable, garden storage shed with power and lights, built in socket for rotary washing line (included) and patio to the immediate front of the property with timber fencing.

PARKING

Allocated parking space. There is also an additional visitors space for guest parking.

4 Jubilee Close, Nafferton, YO25 4AH

DESCRIPTION

Forming part of the recently extended and converted former village pub, this charming two-bedroom semi-detached bungalow perfectly combines history with stylish modern living. 4 Jubilee Close is situated in a highly sought after location and conservation area, enjoying easy access to a range of local amenities in the village, whilst offering a peaceful and private setting. Exceptionally well presented throughout, the bungalow has been lovingly maintained and is move-in ready, making it an ideal purchase for downsizers, first-time buyers or anyone seeking low-maintenance living. The accommodation offers a bright and comfortable layout with two well-proportioned bedrooms and externally, the property does not disappoint with its allocated parking and a private, easily maintainable garden.

The property briefly comprises:- entrance hall, open plan kitchen/lounge area, two bedrooms, shower room, front garden and allocated parking space.

LOCATION

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Hull, Beverley, Driffield, Bridlington and Scarborough. The village has a good range of facilities including convenience store, fish and chip shop, brand new Spar and garage, beauty salon, public houses, a tea shop and Beacon status primary school together with a thriving sports club/community centre and Doctors surgery.

