

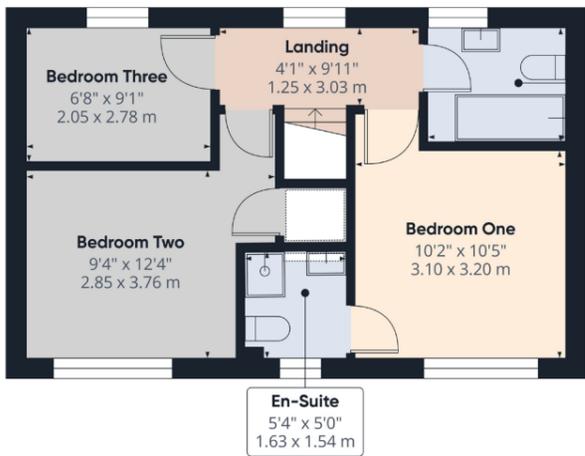


Approximate total area<sup>1</sup>  
462 sq ft  
43.0 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360



Approximate total area<sup>1</sup>  
393 sq ft  
36.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the BCS 3PM5  
"3C Standard". Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

DIRAFPE360



Offers In Region Of  
**£250,000**

**18 St Quintin Field,  
Nafferton, YO25 4PD**

**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 'C'.

**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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

56 Market Place, Driffield | 01377 241919 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

**Dee Atkinson & Harrison**



# 18 St Quintin Field, Nafferton, YO25 4PD

## DESCRIPTION

Nestled in a beautiful village location, 18 St Quintin Field is a well presented three bedroom detached house. Having just been freshened up with new carpets and a neutral decor throughout, this property is move in ready and allows any potential buyer to put their own stamp on it. Offering well proportioned accommodation throughout, this house would suit a variety of potential buyers whether you are looking to upsize, downsize or for an investment property. Brought to the market with no onward chain!

The property briefly comprises:- entrance hall, WC, lounge, kitchen/dining area, first floor landing, primary bedroom with en-suite, two additional bedrooms, family bathroom, rear garden, detached garage and off street parking.

## 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.



## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL- 13'8 (4.17m) x 6'0 (1.84m)

Door to the front aspect, window to the side aspect, coving, stairs leading to the first floor landing, understairs cupboard, wood effect laminated flooring, radiator and power points.

### WC- 2'8 (0.82m) x 6'1 (1.88m)

Opaque window to the rear aspect, tiled splash back, sink with pedestal, low flush WC, vinyl flooring and radiator.

### LOUNGE- 16'4 (5.00m) x 10'3 (3.13m)

Light and bright living space with window to the front and French doors to the rear aspect, coving, built in storage cupboard, wood effect laminated flooring, radiator, TV point and power points.

### KITCHEN/DINING AREA- 16'4 (4.99m) x 9'4 (2.86m)

Windows to the front, rear and side aspect, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for white goods, plumbing for washing machine, eye level built in double oven, gas hob with extractor hood, tiled flooring, radiator and power points.

### FIRST FLOOR LANDING- 4'1 (1.25m) x 9'11 (3.03m)

Window to the rear aspect, coving, fitted carpets, radiator and power points. There is also access to the loft.

### BEDROOM ONE- 10'2 (3.10m) x 10'5 (3.20m)

Double bedroom with window to the front aspect, coving, fitted carpets, radiator, TV point and power points.

### EN-SUITE- 5'4 (1.63m) x 5'0 (1.54m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, vinyl flooring, radiator and extractor fan.

### BEDROOM TWO- 9'4 (2.85m) x 12'4 (3.76m)

Another double bedroom with window to the front aspect, coving, built in storage cupboard, fitted carpets, radiator and power points.

### BEDROOM THREE- 6'8 (2.05m) x 9'1 (2.78m)

Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

### BATHROOM- 5'10 (1.78m) x 6'10 (2.09m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower attachment and glass shower screen, vinyl flooring, radiator and extractor fan.

## GARDEN

West facing garden which is mainly laid with lawn, patio area to the immediate rear and to the bottom of the garden, timber framed garden shed, timber fencing and gated side access.

## GARAGE

Single detached garage with up and over door, side pedestrian door, power and lighting.

## PARKING

Off street parking for two cars.

Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison