



14 Nafferton Road  
Wansford  
YO25 8NS

ASKING PRICE OF

**£180,000**

**3 Bedroom Semi-Detached House**



Open Countryside Views



3



2



1



On Road  
Parking



Gas (LPG) Central Heating

## 14 Nafferton Road, Wansford, YO25 8NS

With very attractive open views to both the front and rear aspects, this is an established home which provides three bedroom accommodation in a semi-rural setting. The property has been superbly maintained over the years and has certainly been a loved family home and now represents excellent opportunities for the new owners to develop it further to their own requirements.

The accommodation includes main lounge, large conservatory overlooking the garden, fitted kitchen and ground floor shower room. There are three bedrooms on the first floor.

The property is set back from the road behind its own front garden with an attractive view to the front aspect, whilst to the rear are generously proportioned gardens, again with **open views beyond!**

### NEARBY 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.



Lounge



Conservatory



Kitchen



Shower Room

## Accommodation

### ENTRANCE LOBBY

7' 8" x 3' 4" (2.34m x 1.02m)

With staircase leading off to the first floor.

### SHOWER ROOM

6' 0" x 5' 7" (1.83m x 1.71m)

With shower area (wet room type), low level WC and wash hand basin.

### KITCHEN

8' 8" x 8' 7" (2.65m x 2.63m)

With range of kitchen units including base and wall mounted cupboards along with worktops, inset sink with base cupboard beneath and rear facing window.

### CONSERVATORY

12' 7" x 8' 9" (3.86m x 2.68m)

With views over the garden.

### LOUNGE

15' 3" x 9' 7" (4.65m x 2.94m)

With front facing window. Radiator.

### FIRST FLOOR LANDING

### BEDROOM 1

15' 5" x 8' 2" (4.70m x 2.51m)

With front and rear facing windows. Radiator.

### BEDROOM 2

11' 5" x 5' 10" (3.48m x 1.80m)

With front facing window. Radiator.

### BEDROOM 3

9' 3" x 7' 5" (2.82m x 2.28m)

With rear facing window. Radiator.

### OUTSIDE

The property stands back from the road behind its own front garden which is predominantly laid to lawn and having side planted borders. To the rear of the property is a good sized expanse of mature garden, featuring lawn, planted borders and seating areas.

There is an attractive view over open fields and beyond. The garden also features a range of outhouses.

### CENTRAL HEATING

Gas (LPG) fired central heating to radiators. The boiler also



Bedroom 1



Bedroom 2



Bedroom 3



Garden

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.

### COUNCIL TAX

Band A.

### ENERGY PERFORMANCE CERTIFICATE

Rating F.

### 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 72 sq m (771 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





PW  
Cross

THE SQUARE

CARR LANE

FB

Spr

14 Nafferton Road

Thyme Cottage

NAFFERTON ROAD

Drain

Drain

d House

Hall

Wansford

Path

Manor Farm

Spr

Sluice

Canal

Lock

Drain

Path

FBs

Trout Inn Farm

Promap  
LANDMARK INFORMATION

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