

Approximate total area\*  
822 sq ft  
792 m<sup>2</sup>

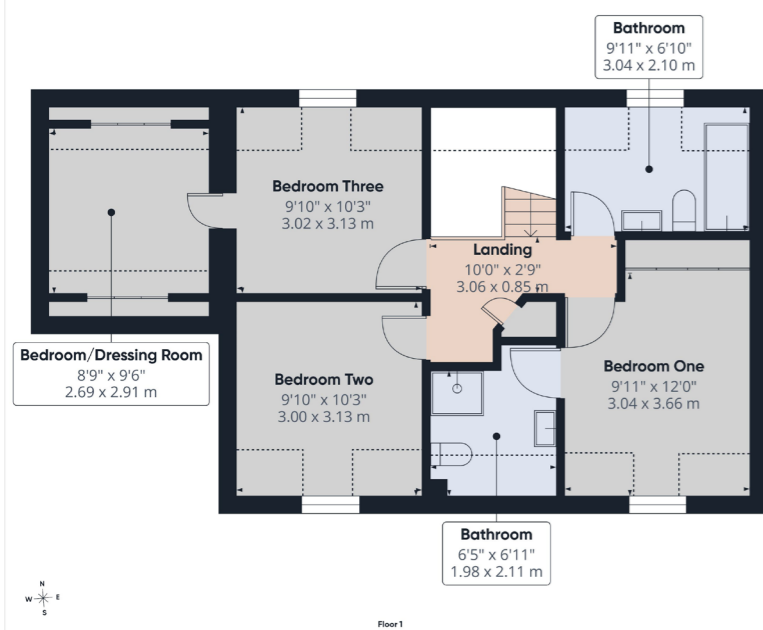
Reduced headroom  
16 sq ft  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5'10" (1.5 m)

Calculations reference the BCS:PM05 '30 Standard'. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DIRAFPE360



Approximate total area\*  
584 sq ft  
55.3 m<sup>2</sup>

Reduced headroom  
9 sq ft  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5'10" (1.5 m)

Calculations reference the BCS:PM05 '30 Standard'. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Guide Price**  
**£350,000**

**4 Rectory Close,**  
**Nafferton, YO25 4JA**

**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric. Brand new boiler has just been installed- June 2026.

**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 'D'.

**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		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 6'6 (1.98m) x 9'8 (2.97m)**  
Door and windows to the front aspect, coving, dado rail, stairs leading to the first floor landing, fitted carpets, radiator and power points.

**WC**  
Tiled splash back, low flush WC, wall mounted sink, vinyl flooring and extractor fan.

**LOUNGE- 9'10 (3.02m) x 20'11 (6.39m)**  
Spacious and well presented living space with window to the front aspect, French doors to the rear, coving, dado rail, gas fireplace with surround and mantle piece, fitted carpets, radiator, TV point and power points.

**SUN ROOM- 9'2 (2.81m) x 11'0 (3.38m)**  
Door to the side aspect, windows to all three sides, coving, laminated flooring, radiator, TV point and power points.

**DINING ROOM- 9'10 (3.01m) x 10'3 (3.15m)**  
Window to the front aspect, coving, fitted carpets, radiator, TV point and power points. Opening up into:

**KITCHEN- 9'11 (3.05m) x 13'2 (4.01m)**  
Door and window to the rear aspect, inset spotlights, coving, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, integrated dishwasher, integrated fridge/freezer, built in eye-level double oven and microwave, electric hob, extractor hood, fitted carpets, radiator and power points.

**FIRST FLOOR LANDING**  
Velux window to the rear aspect, built in airing cupboard, fitted carpets, radiator and power points.

**BEDROOM ONE- 9'11 (3.04m) x 12'0 (3.66m)**  
Double bedroom with window to the front aspect, dado rail, built in wardrobes with sliding mirrored doors, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 6'5 (1.98m) x 6'11 (2.11m)**  
Velux window to the front aspect, splash back, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and mixer tap, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 9'10 (3.00m) x 10'3 (3.13m)**  
Another double bedroom with window to the front aspect, dado rail, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 9'10 (3.02m) x 10'3 (3.13m)**  
Window to the rear aspect, dado rail, built in wardrobes with sliding mirrored doors, fitted carpets, radiator, TV point and power points.

**BEDROOM FOUR/DRESSING ROOM- 8'9 (2.69m) x 9'6 (2.91m)**  
Leading on from bedroom three is another room which could be used as a bedroom, dressing room or study. With velux window to the rear aspect, access to the eaves, fitted carpets, radiator and power points.

**BATHROOM- 9'11 (3.04m) x 6'10 (2.10m)**  
Good size family bathroom with velux window to the rear aspect, partially tiled walls, dado rail, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower and glass shower screen, vinyl flooring, radiator and extractor fan.

**GARDEN**  
North facing garden which is mainly laid with lawn, patio area to the immediate rear, summer house, planted trees, shrubs and flowers, timber fencing and gated side access.

**GARAGE- 9'0 (2.76m) x 18'0 (5.49m)**  
Up and over door, rear pedestrian door, wall mounted gas boiler, power and lighting.

**PARKING**  
Off street parking for one car.

# 4 Rectory Close, Nafferton, YO25 4JA

**DESCRIPTION**

Nestled at the end of a quiet cul-de-sac and within a highly sought-after village location! 4 Rectory Close is an attractive and extremely well built three bedroom link-detached property, presenting a rare opportunity to acquire a home with exceptional potential. This home offers well-proportioned accommodation throughout and has been lovingly maintained, providing the perfect canvas for a new owner to personalise and create their ideal home. The layout internally is versatile which allows flexibility for buyers to utilise the space to suit them both upstairs and downstairs and also enjoys a private and peaceful garden to the rear. Combining a desirable location, quality construction, and scope to update and personalise, this home will appeal to a wide range of buyers seeking a long-term family residence. The property briefly comprises:- entrance hall, WC, lounge, sunroom, kitchen opening up to a dining room, first floor landing, primary bedroom with en-suite, two additional bedrooms with a fourth room which could be bedroom or dressing room, family bathroom, rear garden, 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.



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