



Guide Price
£285,000

30 West End Falls,
Nafferton, YO25 4QA



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 '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.



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DESCRIPTION
 Brought to the market with no onward chain, 30 West End Falls is a three bedroom detached bungalow situated in a highly desirable village location. Built in the early 2000's, this property offers versatile and well-proportioned accommodation throughout, making it an ideal property for those seeking single-level living or looking to downsize. The property offers excellent scope to personalise and enhance, making it a fantastic opportunity to tailor make it to your own tastes and style. Early viewings are highly recommended!
 The property briefly comprises:- entrance into the kitchen, hallway, lounge, three bedrooms, bathroom, rear garden, detached garage and ample 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 INTO:
 KITCHEN- 14'2 (4.32m) x 9'11 (3.04m)**

Door to the side aspect, window to the front aspect, inset spotlights, coving, cupboard housing the gas boiler, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, plumbing for washing machine, oven with gas hob and extractor hood, tiled flooring, radiator and power points.

HALLWAY- 10'8 (3.27m) x 5'1 (1.57m)

Built in cupboard, laminated flooring, radiator and power points. There is also access to the loft.

LOUNGE- 17'1 (5.21m) x 11'10 (3.62m)

Bay window to the front aspect, coving, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

BEDROOM ONE- 10'10 (3.32m) x 11'9 (3.58m)

Double bedroom with window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 10'7 (3.23m) x 9'11 (3.02m)

Another double bedroom with French doors to the rear aspect, coving, fitted carpets, radiator and power points.

BEDROOM THREE- 9'1 (2.79m) x 8'11 (2.73m)

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

BATHROOM- 10'0 (3.05m) x 7'4 (2.25m)

Opaque window to the side aspect, coving, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal and built in storage cupboards, panelled bath with shower attachment, shower cubicle, fitted carpets and radiator.

GARDEN

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

GARAGE

Up and over door, side pedestrian door, power and lighting.

PARKING

Gated off street parking for multiple cars.