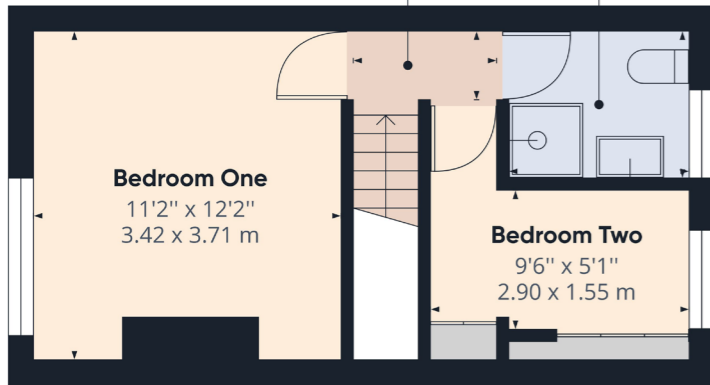


Approximate total area\*\*  
349.51 sq ft  
32.47 m<sup>2</sup>

Ground Floor

**Landing**  
5'1" x 2'8"  
1.56 x 0.83 m

**Bathroom**  
6'7" x 5'3"  
2.02 x 1.60 m



Approximate total area\*\*  
248.26 sq ft  
23.06 m<sup>2</sup>

Floor 1



**Asking Price**  
**£185,000**

**67 Station Road,**  
**Nafferton, YO25 4LS**

**SERVICES**  
Understood to all be connected to mains.

**TENURE**  
The property is Freehold and offered with the benefit of vacan 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 'A'.

**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.



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**



**THE ACCOMMODATION COMPRISES:**

**LOUNGE- 10'11 (3.34m) x 11'11 (3.64m)**

Door and window to the front aspect, electric fireplace with brick surround and tiled hearth, radiator, TV point, telephone point, fitted carpets and power points.

**DINING ROOM- 12'0 (3.67m) x 11'11 (3.65m)**

Open plan space with stairs leading to the first floor, open fireplace with brick surround, radiator, TV point, fitted carpets and power points.

**KITCHEN- 6'11 (2.12m) x 11'6 (3.52m)**

Window and door to the rear aspect, wall mounted combi boiler, a range of wall and base units, space for fridge, space for freezer, tiled splash back, sink with drainer unit, plumbing for washing machine, gas hob, electric oven, extractor hood, tiled flooring and power points.

**FIRST FLOOR LANDING**

Panelled wall and fitted carpet.

**BEDROOM ONE- 11'2 (3.42m) x 12'2 (3.71m)**

Window to the front aspect, feature cast iron fireplace, radiator, fitted carpets and power points.

**BEDROOM TWO- 9'6 (2.90m) x 5'1 (1.55m)**

Window to the rear aspect, built in storage cupboards/wardrobes, panelled wall, radiator, fitted carpet and power points.

**BATHROOM- 6'7 (2.02m) x 5'3 (1.60m)**

Opaque window to the rear aspect, partially tiled walls, three piece victorian style suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, laminated flooring and heated towel rail.

**GARDEN**

North-East facing garden which is laid to lawn, shrub and flower borders and mature trees, gravelled area, greenhouse, outside storage shed, timber fencing and gated side access.

**PARKING**

On street parking.

**67 Station Road,  
Nafferton, YO25 4LS**

**DESCRIPTION**

This charming, two bedroom mid terrace cottage is brought to the market in impeccable condition and is a must see. 67 Station Road boasts character and has been updated over the years by it's current owners and presents a homely feel to it. The show stopping part of this property is the garden which is beautifully presented and ideal for those keen gardeners.

The property briefly comprises:- lounge leading to an open plan dining room and kitchen, first floor landing with two bedrooms and family bathroom. There is a large garden to the rear and on street parking.

**LOCATION**

Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station and a regular bus service (Hull to Scarborough line). The village has a good range of facilities including convenience store with Post Office, fish and chip shop, hairdressers, public houses and Beacon status primary school together with a thriving sports club and Doctors surgery. Nafferton is only 3 miles away from the market town of Driffild.

