



13 High Street  
Nafferton

YO25 4JR

ASKING PRICE OF

£245,000

3 Bedroom Mid terrace house



Dining Room



3



1



1



On Road  
Parking



Gas Central Heating

### 13 High Street, Nafferton, YO25 4JR

A charming, inner terrace cottage forming part of the popular and sought after village of Nafferton that simply exudes character with many features and attributes both externally and internally.

Make no mistake, this really is a rare type of property for the area and the accommodation itself is far removed from its modern counterpart. There really are very few other homes like this.

The cottage is centrally situated within the village, convenient for the village amenities and also local bus service to the outlying areas.

The accommodation includes combined lounge with dining area and fitted kitchen on the first floor with three bedrooms plus feature characterful bathroom on the first floor along with a large spacious landing.

Externally, again the cottage excels with a cottage style garden to the rear, this being attractively planted and also including a patio, summerhouse and brick built outbuilding.

Given the style of this property, its desirable location, character features an attractive garden, this really is a rare opportunity to acquire an enviable home which is unlikely to disappoint once arrangements are made to view.

#### 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



Kitchen



Kitchen



Garden

## Accommodation

### ENTRANCE HALL

With panelled walls, stairs leading off, quarry tiled flooring, thermostat, radiator and door to lounge.

### LOUNGE

14' 11" x 13' 5" (4.55m x 4.09m)

With feature stone faced fireplace, electric stove in situ, radiator, TV point, window to front elevation, open beamed ceiling and understairs cupboard.

### DINING ROOM

13' 9" x 11' 0" (4.21m x 3.37m)

With wall lighting, radiator, open beamed ceiling, radiator and French doors to garden.

### KITCHEN

9' 9" x 8' 6" (2.99m x 2.6m)

A cottage style fitted kitchen with wall, base and drawer units, space for slot in cooker, washing machine and fridge freezer, ceramic sink and mixer tap, work surface over with upstand, window to rear elevation and rear entrance door.

### LANDING

10' 3" x 7' 10" (3.13m x 2.39m)

With window to rear elevation, wall lighting and feature beam. Door to.

### BEDROOM 1

14' 11" x 8' 11" (4.57m x 2.74m)

With window to front elevation, storage cupboard, radiator, fitted wardrobes and dressing table.

### BEDROOM 2

13' 6" x 7' 7" (4.14m x 2.32m)

With window to rear elevation and radiator.

### BEDROOM 3

14' 11" x 8' 11" (4.57m x 2.74m)

With window to front elevation, feature cast iron fireplace and radiator.



Rear patio



Landing



Bedroom 1



Bedroom 1

## BATHROOM

10' 2" x 9' 8" (3.10m x 2.96m)

A superb statement bathroom with claw feet slipper bath, shower enclosure with shower over, vanity wash hand basin and low level wc, storage/ airing cupboard housing wall mounted gas central heating boiler, radiator, stripped flooring and window to rear elevation.

## OUTSIDE

The property is pavement fronted.

A beautiful cottage style garden with spacious brick store, power and light connected. Timber summerhouse and greenhouse. A super patio, large lawn, borders of colourful shrubs, plants and flowers, securely fenced and beautiful climbers giving the garden a lovely private feel. Sunny south facing garden.

Outside lighting and outside tap.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are available at the property.

## COUNCIL TAX BAND

Band B

## ENERGY PERFORMANCE CERTIFICATE

Rating D

## 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.

Regulated by RICS



Bedroom 2



Bedroom 3

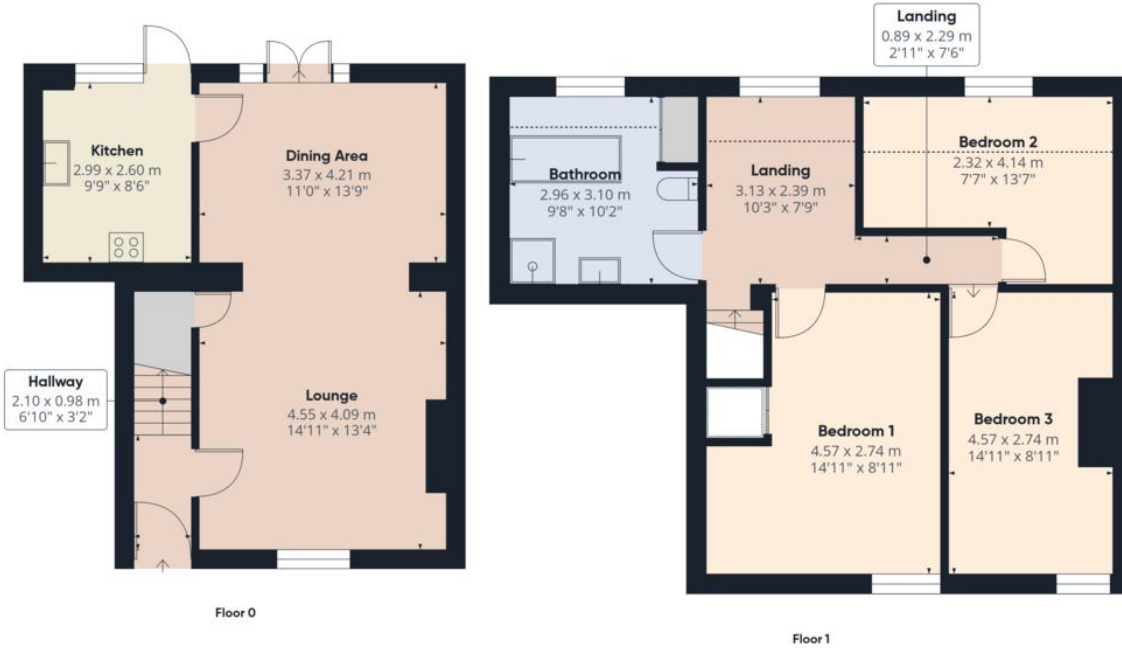


Bedroom 3



Bathroom

The digitally calculated floor area is 102 square m. This area may differ from the floor area on the Energy Performance Certificate.



**Approximate total area<sup>m</sup>**  
102.5 m<sup>2</sup>  
1102 ft<sup>2</sup>

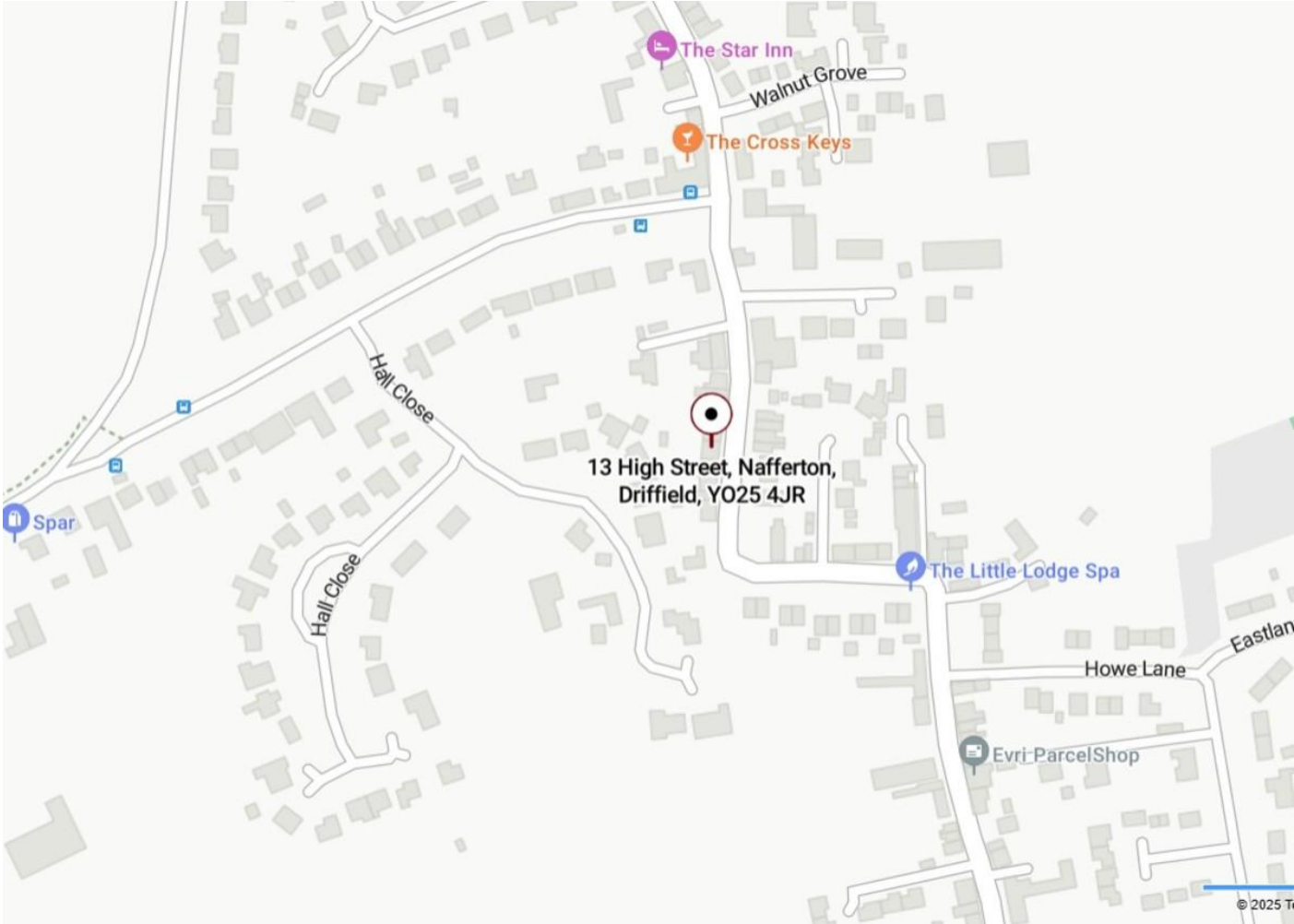
**Reduced headroom**  
6.8 m<sup>2</sup>  
73 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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