



5 Manor Close  
Nafferton  
YO25 4HG

ASKING PRICE OF

**£235,000**

**3 Bedroom Semi-Detached House**



Kitchen into Dining Room



Garage & Off  
Road Parking



Gas Central Heating

## 5 Manor Close, Nafferton, YO25 4HG

An established semi-detached home which provides larger than normal semi-detached accommodation within a highly regarded and much sought after cul-de-sac development. A particular feature of this property is the parking facility which currently includes a single garage plus space immediately in front along with an additional side space suitable for a motor vehicle or even caravan/motorhome.

There is also further scope to create parking in front of the house itself subject to appropriate consents. The accommodation on offer includes attractive front facing lounge plus kitchen with dining area leading off and ground floor cloakroom with WC. There are three first floor bedrooms plus house bathroom.

To the rear is an enclosed area of predominantly lawned garden that includes a timber shed.

**This is an ideal home for a variety of buyers including first time buyers through to families, given the good schooling of**

Nafferton to older buyers simply wanting a property in a highly regarded residential location.

### 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.



Entrance Hall



Kitchen



Dining Room



Lounge

## Accommodation

### ENTRANCE HALL

14' 0" x 3' 5" (4.27m x 1.05m)

With straight flight staircase leading off to the first floor having a spindled banister. Mock panelled walls with fitted dado rail. Radiator.

### CLOAKROOM/WC

With low level WC and wash hand basin. Radiator.

### LOUNGE

13' 11" x 11' 2" (4.25m x 3.41m)

With front facing window and feature fire surround having an electric fire in situ. Coved ceiling. Radiator.

### DINING ROOM

9' 8" x 7' 10" (2.96m x 2.39m)

With glazed door out onto the rear garden flanked by two fully glazed windows.

Wood effect laminate flooring. Wall light points and coved ceiling. Radiator.

Opening into:

### KITCHEN

9' 8" x 9' 7" (2.97m x 2.93m)

Fitted along three walls including base cupboards with a wood block worktop over and drawer cupboards to match. Wall mounted cupboards along two walls. Integrated electric oven with gas hob and inset sink with swan neck mixer tap.

Space and plumbing for automatic washing machine. Fitted extractor fan and personal door to the exterior. Wood effect laminate flooring.

### FIRST FLOOR LANDING

With built-in storage cupboard.

### BEDROOM 1

11' 8" x 10' 2" (3.58m x 3.10m)

With front facing window. Radiator.

### BEDROOM 2

11' 11" x 10' 9" (3.64m x 3.30m)

With rear facing window. Radiator.

### BEDROOM 3

8' 0" x 7' 5" (2.45m x 2.27m)

With front facing window and part-panelled walls with dado. Radiator.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

## BATHROOM

6' 8" x 5' 4" (2.05m x 1.65m)

With three-piece suite comprising panelled bath with a shower over having a glass side screen, pedestal wash hand basin and low level WC. Ceramic tiled floor and fully tiled walls. Radiator.

## OUTSIDE

The property stands back from the road behind its own front lawned garden. There is a tarmac side drive which leads to a single garage. Adjacent to the drive is an additional parking area suitable for a variety of uses. To the rear of the property is an enclosed area of predominantly lawned garden.

## CENTRAL HEATING

Gas fired central heating to radiators. The boiler also 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

All mains services are available at the property.

## COUNCIL TAX

Band C.

## ENERGY PERFORMANCE CERTIFICATE

Rating E.

## 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

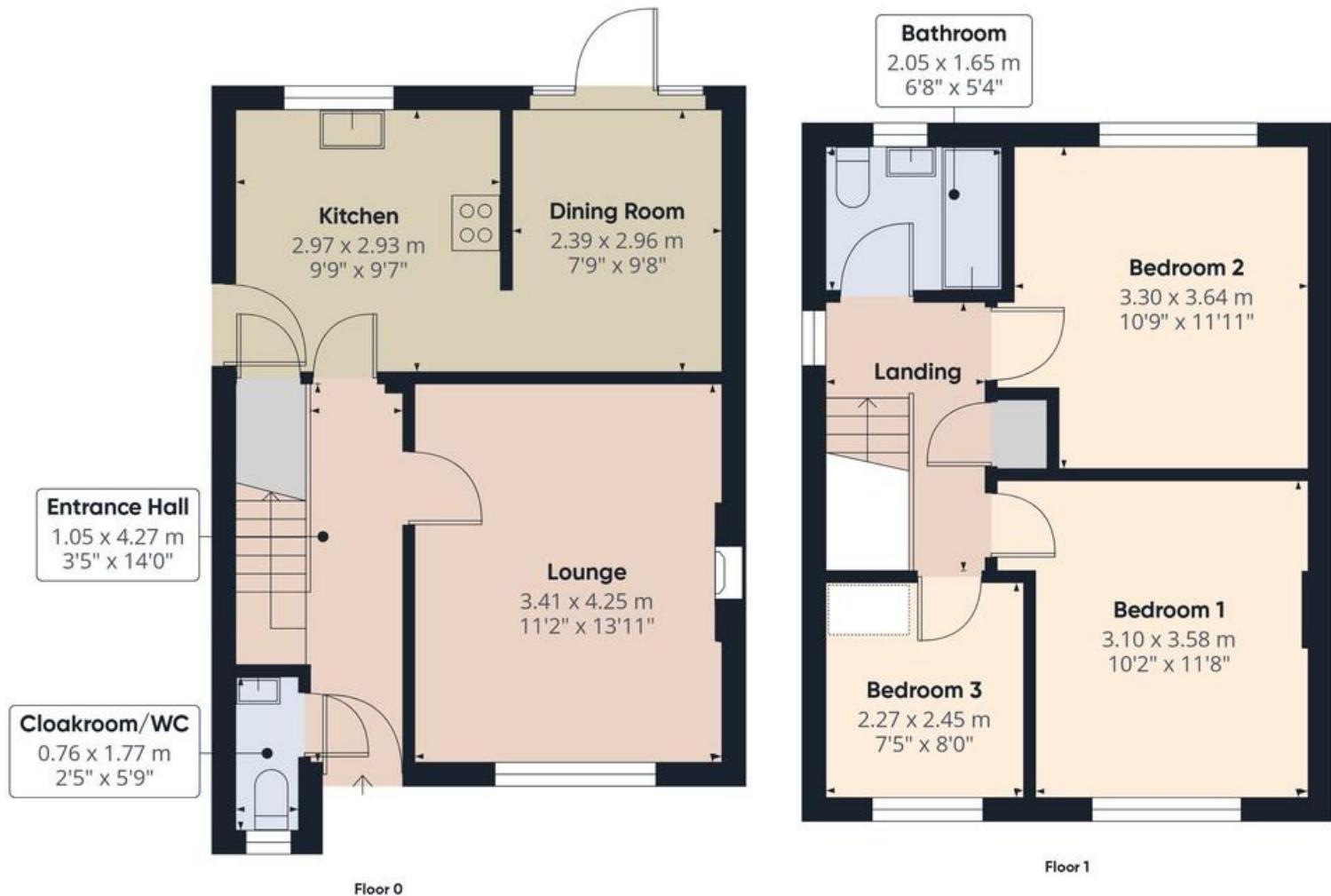
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Garden

The digitally calculated floor area is 76 sq m (822 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪

# Ullyotts

Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

**www.ullyotts.co.uk**



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