



'Rubra'  
Thurlow Garth  
Nafferton, YO25 4YZ

ASKING PRICE OF

£325,000

4 Bedroom Detached House





Garden



4



1



2



Garage & Off  
Road Parking



Oil Central Heating

## ‘Rubra’ Thurlow Garth, Nafferton, YO25 4YZ

**‘Rubra’ is a most deceptive detached property situated in an attractive position at the head of the cul-de-sac within walking distance of most of this very popular village's many amenities.**

The accommodation on offer here provides versatility with a spread of up to four bedrooms arranged over two floors. With a particular feature being the spacious lounge that gives way to a fully fitted kitchen along with breakfast or dining area.

There is off-street parking by way of a drive providing parking for multiple vehicles and this leads to a single garage. To the rear of the property is an enclosed area of garden.

### 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



Breakfast Kitchen



Breakfast Kitchen



Shower Room

## Accommodation

### ENTRANCE PORCH

With dual aspect windows. Fitted laminate flooring and door leading into:

### LOUNGE

17' 8" x 14' 9" (5.39m x 4.50m)

With front facing window and open staircase leading off and a feature gas fire in situ with contemporary surround. Coved ceiling. Radiator.

Double doors leading into:

### BREAKFAST KITCHEN

17' 7" x 9' 9" (5.37m x 2.99m)

With a rear facing window. Well fitted kitchen, fitted along three walls to incorporate base and drawer units along with wall mounted cupboards to match including wine rack, display areas and integrated appliances which include fridge freezer, double oven, electric hob with extractor over. Stainless steel sink with base cupboard beneath.

With French doors from the breakfast area onto the garden. Ceramic tiled floor throughout. Radiator.

### INNER HALL

With further access into:

### GROUND FLOOR SHOWER ROOM/WC

Fully tiled and being a wet room style shower area. Chrome heated towel radiator. Low level WC.

### BEDROOM 3

9' 10" x 9' 9" (3.00m x 2.99m)

With rear facing window. Coved ceiling. Radiator.

### BEDROOM 4

9' 9" x 9' 9" (2.99m x 2.99m)

With front facing window. Coved ceiling. Radiator.

### FIRST FLOOR LANDING

With built in storage cupboard.

### BEDROOM 1

13' 10" x 13' 5" (4.24m x 4.10m)

With sloping ceilings and built-in wardrobes to the eaves. Additional low level eaves storage. Dual aspect windows. Radiator.





Bedroom 3



Bedroom 4



Bedroom 1



Bedroom 2

## BEDROOM 2

9' 10" x 7' 10" (3.00m x 2.39m)

With front facing window. Built-in eaves storage. Radiator.

## BATHROOM

With corner bath, vanity wash hand basin and low level WC plus heated towel radiator incorporating a full radiator. Ceramic tiled floor and walls.

## OUTSIDE

The property stands back from the road behind an expanse of predominantly open plan gravelled front garden.

There is a side drive which leads to a single garage. To the rear of the property is an enclosed area of ornamental garden she is divided into gravelled areas, lawn and, surrounded by planted beds.

There is also a personal access into the garage.

## CENTRAL HEATING

Oil 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 D.

## ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

## 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.



Bathroom



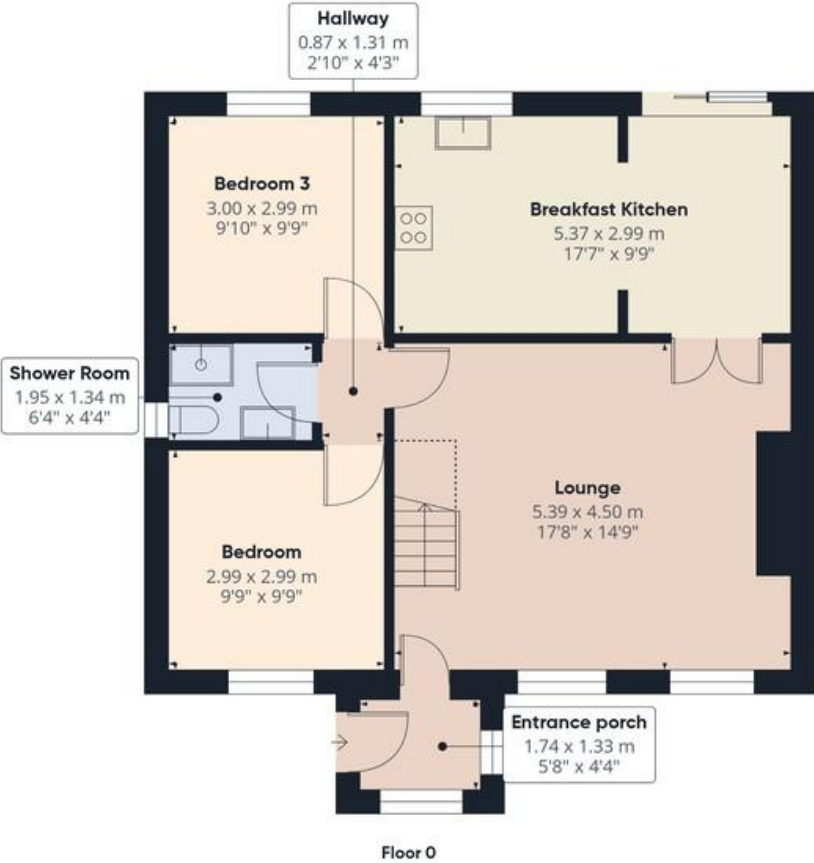
Rear Elevation

**VIEWING**

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 102 sq m (1,097 sq ft). This area may differ from the floor area on the Energy Performance Certificate.







**'Rubra', Thurlow Garth**

**Nafferton**

Education  
Facility

**Nafferton**

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