



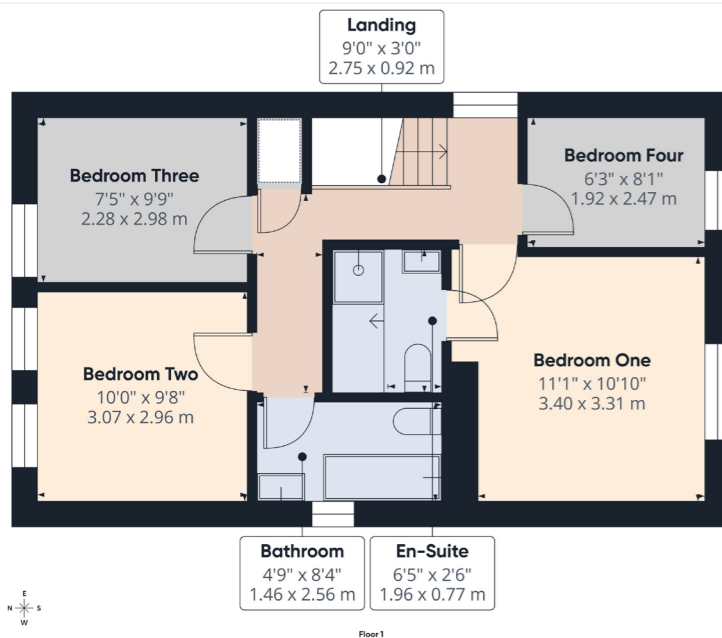
Approximate total area¹
 848 sq ft
 88.3 m²
 Reduced headroom
 8 sq ft
 0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5'10" (1.78 m)

Calculations reference the BCS:PM5
 '20' standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

DRAPF360



Approximate total area¹
 481 sq ft
 44.7 m²

(1) Excluding balconies and terraces

Calculations reference the BCS:PM5
 '20' standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

DRAPF360



Asking Price
£360,000

7 Beech Grove,
Nafferton, YO25 4QR

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 'E'.

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

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:

ENTRANCE HALL
 Door to the front aspect, coving, first floor landing, wood effect laminated flooring, radiator and power points.

WC- 2'9 (0.86m) x 6'8 (2.05m)
 Opaque window to the front aspect, partially tiled walls, low flush WC, sink with pedestal with mixer taps, v flooring, radiator

LOUNGE- 11'1 (3.40m) x 19'0 (5.80m)
 Window to the front and side aspect, coving, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points. Double doors leading to:

DINING ROOM- 9'0 (2.75m) x 11'11 (3.64m)
 French doors to the rear aspect, coving, fitted carpets, radiator and power points.

KITCHEN- 8'1 (2.47m) x 11'9 (3.59m)
 Window to the rear aspect, inset spotlights, tiled splash back, a range of walls and base units, one and a half sink with drainer unit, integrated fridge/freezer, built in eye-level double oven, gas hob with extractor fan, laminated flooring, radiator and power points.

PLAY ROOM/OFFICE/BREAKFAST ROOM- 9'9 (2.99m) x 7'8 (2.36m)
 An additional versatile reception room with window to the rear aspect, fitted carpets, radiator and power points.

UTILITY ROOM- 6'0 (1.85m) x 7'8 (2.34m)
 Door and window to the rear aspect, tiled splash back, a range of wall and base units, sink with drainer unit, plumbing for washing machine, space for dryer, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING
 Window to the side aspect, built in storage cupboard, fitted carpets and power points.

BEDROOM ONE- 11'1 (3.40m) x 10'10 (3.31m)
 Double bedroom with window to the rear aspect, laminated floor, radiator and power points.

EN-SUITE- 6'5 (1.96m) x 2'6 (0.77m)
 Inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, vinyl flooring, heated towel rail and shaving point.

BEDROOM TWO- 10'0 (3.07m) x 9'8 (2.96m)
 Window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 7'5 (2.28m) x 9'9 (2.98m)
 Window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 6'3 (1.92m) x 8'1 (2.47m)
 Window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 4'9 (1.46m) x 8'4 (2.56m)
 Opaque window to the side aspect, inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen,

GARDEN
 Sunny South facing garden which is mainly laid with lawn, patio area to the immediate rear, summer house, planted trees and shrubs, garden shed, timber fencing and gated side access. To the front of the property is an additional garden which is mainly laid with lawn with planted flower and shrub border.

DOUBLE GARAGE- 17'0 (5.19m) x 17'5 (5.32m)
 Up and over doors with rear pedestrian door into the property, wall mounted gas boiler, power and lighting.

PARKING
 Off street parking for two cars.

7 Beech Grove Nafferton, YO25 4QR

DESCRIPTION
 Tucked away in a quiet cul-de-sac, this beautifully presented four-bedroom home offers space and comfort. 7 Beech Grove is a much-loved family home which has been exceptionally well maintained by the current owners and is ready to move straight into. Boasting spacious accommodation throughout, it is a great versatile property with offering three reception rooms, ideal for anyone looking to work from home. The property sits on a generous plot with a private, south-facing garden, perfect for hosting and to just enjoy being outdoors. With excellent presentation throughout and fantastic scope to personalise, this is a great opportunity to secure a home in a desirable village setting.

The property briefly comprises:- entrance hall, WC, lounge, dining room, kitchen, playroom/office, utility room, first floor landing, primary bedroom with en-suite, three bedrooms, bathroom, rear garden, garage and 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.



Dee Atkinson & Harrison

Dee Atkinson & Harrison

Dee Atkinson & Harrison