



70 West End Falls  
Nafferton  
YO25 4QA

ASKING PRICE OF

**£190,000 – NO ONWARD CHAIN**

**2 Bedroom Semi-Detached Bungalow**

- Est. 1891 -  
**Ullyotts**  
Estate Agents

01377 253456



Breakfast Kitchen – VIRTUALLY STAGED



2



1



1



Off Road  
Parking



Gas Central Heating

## 70 West End Falls, Driffield, YO25 4QA

**IMMACULATE modern bungalow – move-in ready with private garden and designated parking area.**

Situated in the popular village of Nafferton, this beautifully presented two bedroom semi-detached bungalow offers modern, low-maintenance living in a peaceful setting. Built in 2022 by G P Atkin Homes Limited and presented in immaculate condition throughout, the property is ready for immediate occupation with **NO ONWARD CHAIN**.

Designed for comfortable single level living, the accommodation is light, well laid out and easy to manage - ideal for downsizers or those seeking low maintenance living. The property benefits from an enclosed predominantly lawned garden, along with two private parking spaces for convenience.

Viewing of this property simply will not disappoint, with the bungalow combining a great layout, modern fixtures and fittings plus a great location. It is within walking distance of the village railway station and also being convenient for other facilities.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

### 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 several shops and a well-stocked convenience store/Post Office with banking facilities, public houses and recreation ground etc.



Lounge



Lounge - VIRTUALLY STAGED



Breakfast Kitchen



Breakfast Kitchen - VIRTUALLY STAGED

## Accommodation

Door leading into:

### ENTRANCE HALL

6' 1" x 3' 6" (1.87m x 1.07m)

A smart, light and airy entrance hall with wood effect flooring and range of contemporary oak finished cottage-style doors leading off with polished chrome handles. Built-in storage cupboard. Radiator.

### BREAKFAST KITCHEN

17' 1" x 10' 9" (5.22m x 3.30m)

With large front facing bay and wood effect flooring. The room provides ample space for a breakfast or dining table or even to be used as an addition to the lounge as it will easily accommodate a sofa and entertainment media.

The kitchen area is well fitted with a range of base and wall mounted cupboards finished with high gloss handle less doors to provide a sleek look. Integrated electric oven with electric hob and extractor over. Fridge/Freezer. Integrated dishwasher and one and a half bowl sink with base cupboard beneath. Recessed ceiling spotlights. Contemporary tiling to the splashback.

### LOUNGE

14' 0" x 10' 8" (4.29m x 3.26m)

With rear facing French doors onto the garden. Wood effect flooring. Radiator.

### BEDROOM 1

10' 4" x 9' 4" (3.16m x 2.87m)

With rear facing window. Radiator.

### BEDROOM 2

9' 9" x 9' 4" (2.98m x 2.85m)

With front facing window. Radiator.

### BATHROOM

6' 7" x 5' 9" (2.02m x 1.77m)

With walk-in shower having a glass side panel and plumbed in mains shower. Contemporary tiling to the walls, pedestal wash hand basin and low level WC. Chrome heated towel radiator. Side window.

### OUTSIDE

The property is set back from the road behind its own gravelled forecourt garden. There is a side tarmac drive which provides a designated parking area for the bungalow (two spaces) and also adjacent bungalows.



Bedroom 1



Bedroom 1 - VIRTUALLY STAGED



Bedroom 2



Bedroom 2 - VIRTUALLY STAGED

The cul-de-sac itself features a smart block paved road.

#### 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.

#### COUNCIL TAX

Band B.

#### ENERGY PERFORMANCE CERTIFICATE

Rating B.

#### SERVICES

All mains services are available at the property.

#### 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 01377 253456 - Option 1.

Regulated by RICS

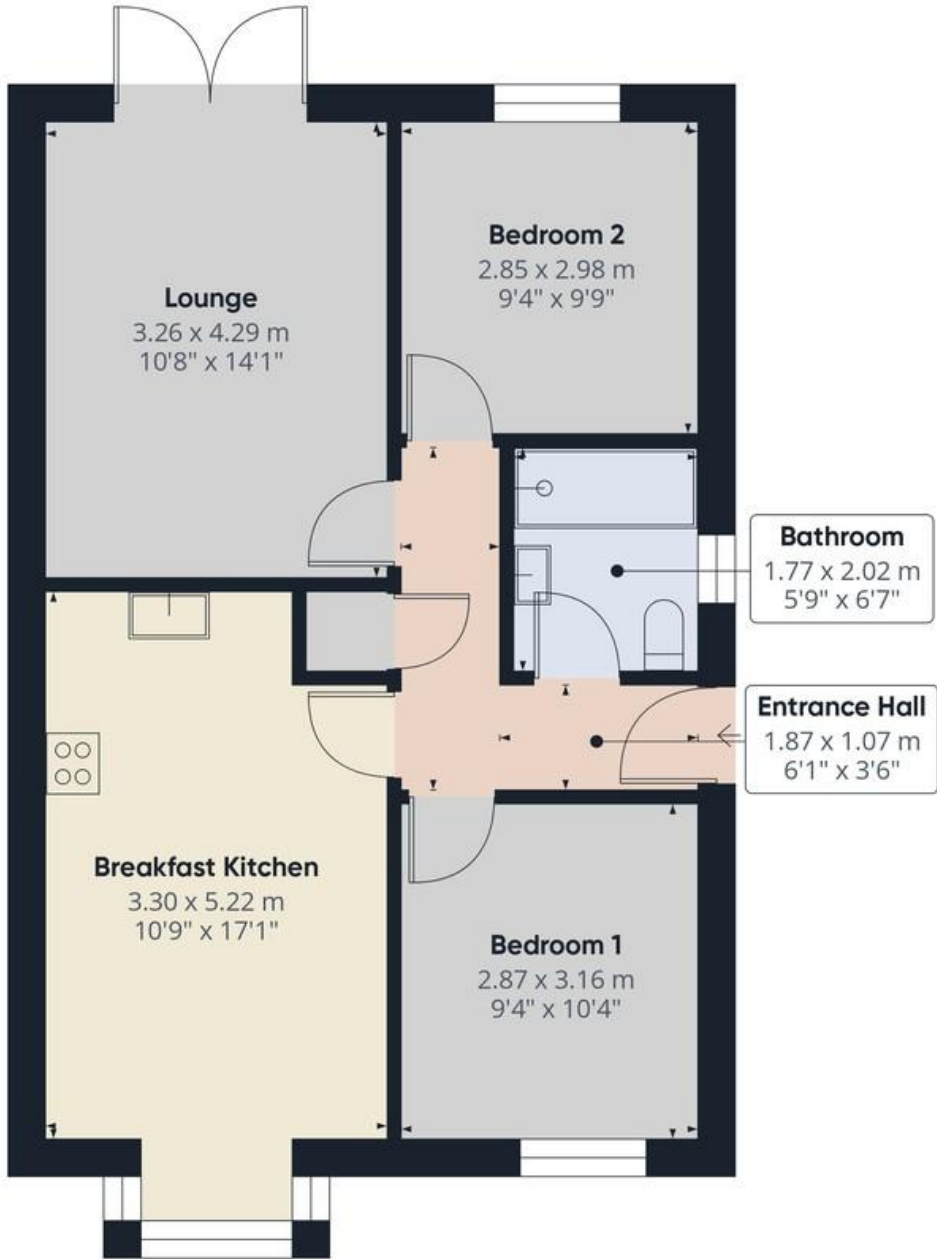


Bathroom



Rear Elevation

The digitally calculated floor area is 58 sq m (630 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





# Nafferton

Education Facility

PO

70 West End Falls

Nafferton

▪ Est. 1891 ▪  
**Ulllyotts**  
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](http://www.ullyotts.co.uk)



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