



1 Sycamore Close
Nafferton

YO25 4LW

ASKING PRICE OF

£160,000

1 Bedroom Semi-Detached Bungalow



Garden



1



1



1



Off Road
Parking



Gas Central Heating

1 Sycamore Close, Nafferton, YO25 4LW

A quite delightful bungalow in a very attractive setting at the heart of the ever popular village of Nafferton. The property is well appointed throughout and provides a wealth of accommodation which, perhaps, by far exceeds one's expectations and this includes a rear facing lounge that has a conservatory leading off, both rooms enjoying views over an enclosed area of garden.

There is a master bedroom plus bathroom and fitted kitchen with appliances.

The bungalow enjoys off-street parking and also an enclosed area of garden to the rear which features a view of Nafferton Church. In addition, there is a useful attached outbuilding currently used for storage/workshop but could easily be used as an office or for other uses, if required.

In summary, bungalows of this nature are very seldom available and certainly one in this location should not be missed!

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.



Kitchen



Lounge



Conservatory



Bedroom

Accommodation

ENTRANCE PORCH

6' 2" x 3' 10" (1.90m x 1.19m)

With ceramic tiled floor and being partially glazed.

ENTRANCE HALL

10' 9" x 2' 9" (3.29m x 0.85m)

With two built-in storage cupboards. Radiator.

KITCHEN

10' 2" x 6' 10" (3.10m x 2.10m)

With front facing window and fitted with a range of traditionally styled kitchen units finished in medium oak. Stainless steel sink with base cupboard beneath. Space and point for a gas/electric cooker. Space and plumbing for automatic washing machine.

BATHROOM

6' 7" x 5' 3" (2.01m x 1.61m)

With panelled bath and having a shower over. Glass side screen. Pedestal wash hand basin and low level WC.

BEDROOM

11' 2" x 8' 7" (3.42m x 2.64m)

With rear facing window, wardrobe and chest of drawers (fixed). Radiator.

LOUNGE

15' 2" x 10' 2" (4.63m x 3.10m)

Traditional fire surround with provision for an electric fire. Double panelled radiator.

French doors leading into:

CONSERVATORY

9' 5" x 7' 2" (2.88m x 2.19m)

Predominantly glazed and having a polycarbonate roof and dwarf brick wall.

OUTSIDE

The property stands back from the road behind an area of front forecourt garden which is predominantly laid to lawn. There is a gravelled semi-forecourt which extends to the side of the property and allows vehicle access and parking.

To the rear is an enclosed area of garden which is predominantly laid to lawn whilst also having a small patio immediately adjacent to the conservatory.

There is a useful timber garden shed and summerhouse plus additional attached outbuilding, currently used as a storage area and workshop.



Bathroom

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 A.

ENERGY PERFORMANCE CERTIFICATE

Rating C.

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 Ulyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 48 sq m (519 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





A6174



1 Sycamore Close

Nafferton

Education Facility

PO

Nafferton

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