



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

785 ft<sup>2</sup>  
72.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Dee Atkinson & Harrison

Offers In Region Of  
£165,000

25 Howe Lane,  
Nafferton, YO25 4JU



**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 'A'.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	74 C
39-54	E		
21-38	F		
1-20	G		

**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.



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**THE ACCOMMODATION COMPRISES:-**

**ENTRANCE HALL- 10'4 (3.17m) x 3'3 (1.01m)**

Composite door to the side aspect, storage cupboard housing the gas boiler, fitted carpets, radiator, telephone point and power points. There is also access to the loft.

**KITCHEN- 12'0 (3.68m) x 9'2 (2.81m)**

Door to the side aspect and window to the rear, built in storage cupboard, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, freestanding electric oven and hob, vinyl flooring, radiator and power points.

**LOUNGE- 15'6 (4.74m) x 10'10 (3.31m)**

A spacious living area with door and windows to the rear aspect, gas fireplace with surround and hearth, fitted carpets, radiator, TV point and power points.

**BEDROOM ONE- 13'11 (4.25m) x 10'10 (3.31m)**

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

**BEDROOM TWO- 9'10 (3.02m) x 9'3 (2.84m)**

Window to the front aspect, fitted carpets, radiator and power points.

**SHOWER ROOM- 6'10 (2.09m) x 5'5 (1.66m)**

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, fitted carpets and radiator.

**GARDEN**

East facing rear garden which is easily maintained and laid with patio, gravelled area with raised beds timber fencing and gated side access. There is also a large front garden which is mainly laid with lawn, planted shrubs and hedging.

**GARAGE- 8'8 (2.65m) x 18'6 (5.66m)**

Doors to the front aspect and door to the side aspect, power and lighting.

**PARKING**

Ample off street parking.

**25 Howe Lane,  
Nafferton, YO25 4JU**

Located in a highly desirable village, 25 Howe Lane is a two bedroom semi-detached bungalow occupying a generously sized corner plot. The property offers excellent scope for any potential buyer to make it their own as it is in need of some general modernisation throughout and there could be a further potential of extension (subject to planning consents). Externally, the positioning provides a private, outdoor space to enjoy for keen gardeners. Offered to the market with no onward chain, early viewings are recommended!

The property briefly comprises:- entrance hall, kitchen, lounge, two bedroom, shower room, front and 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.

