



Guide Price
£305,000

22 Priory Close,
Nafferton, YO25 4AT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 'D'.

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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DESCRIPTION

A superb four double bedroom link detached house, 22 Priory Close delivers generous, well proportioned accommodation throughout and is positioned within a popular and established estate. The property has been meticulously maintained by the current owners both internally and externally to create a turn key home perfectly suited for growing families or buyers wanting to downsize. Early viewing is highly recommended to fully appreciate the quality and space this excellent home has to offer.

The property briefly comprises:- entrance hall, WC, lounge, utility room, open plan kitchen/dining area, first floor landing, primary bedroom and en-suite, three additional double bedrooms, family 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.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 20'0 (6.10m) x 4'6 (1.39m)

Door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

WC- 7'2 (2.19m) x 3'1 (0.96m)

Opaque window to the front aspect, partially tiled walls, low flush WC, sink with pedestal and mixer tap, vinyl flooring and radiator.

LOUNGE- 15'9 (4.83m) x 10'10 (3.31m)

Well appointed and homely living area with windows to the front aspect, coving, electric feature fireplace with hearth and surround, fitted carpets, radiator, TV point and power points.

UTILITY ROOM- 5'1 (1.56m) x 4'1 (1.25m)

Door to the side aspect leading into the garage, tiled splash back, worktop and built in shelving, plumbing for washing machine, space for dryer, vinyl flooring, radiator and power points.

OPEN PLAN KITCHEN/DINING AREA- 12'8 (3.86m) x 19'3 (5.87m)

A modern open plan space with French doors and windows to the rear aspect inset spotlights, tiled splash back, a range of wall and base units, one and a half sink with drainer unit, space for fridge/freezer, integrated dishwasher, built in oven and electric hob, extractor hood, vinyl flooring, radiator and power points.

FIRST FLOOR LANDING- 3'5 (1.05m) x 12'10 (3.93m)

Coving, built in cupboard housing the water tank, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'8 (3.26m) x 12'0 (3.68m)

Spacious primary bedroom with windows to the front aspect, coving, built in wardrobes with mirrored doors, fitted carpets, radiator, TV point

and power points.

EN-SUITE- 7'3 (2.23m) x 6'9 (2.07m)

Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, large walk in shower, tiled flooring, radiator and extractor fan.

BEDROOM TWO- 12'1 (3.70m) x 10'1 (3.08m)

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

BEDROOM THREE- 10'9 (3.28m) x 9'7 (2.94m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM FOUR- 9'4 (2.87m) x 9'4 (2.85m)

A fourth double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BATHROOM- 8'2 (2.51m) x 6'0 (1.83m)

Opaque window to the side aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

South-East facing garden which is mainly laid with lawn, patio area to the immediate rear, timber fencing making it fully secure and gated side access.

GARAGE- 18'5 (5.62m) x 10'4 (3.17m)

Up and over door with rear and side pedestrian door, power and lighting.

PARKING

Off street parking for one car.