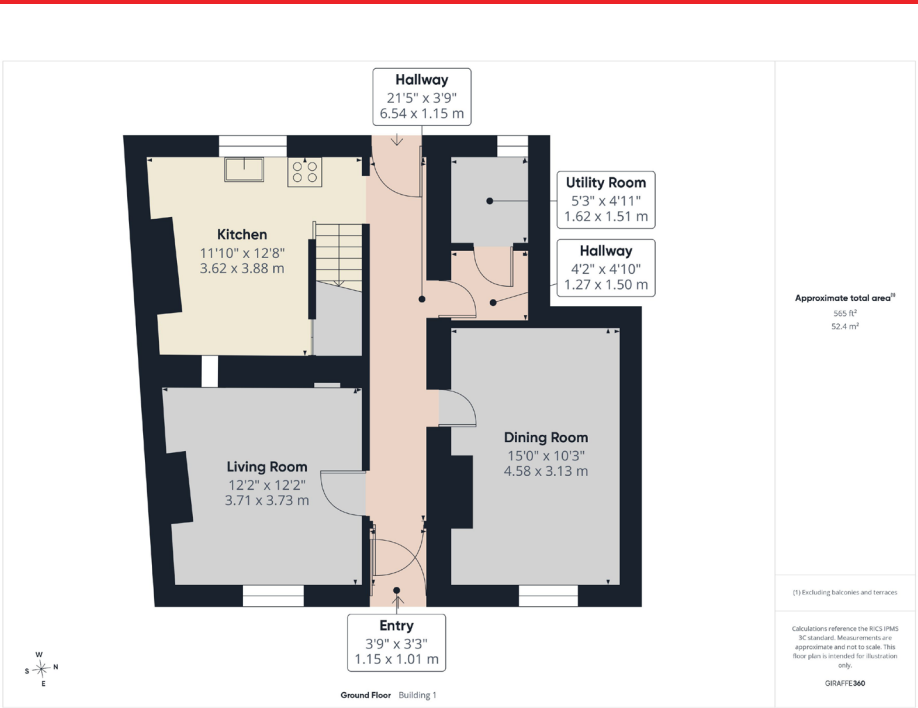




Guide Price
£105,000

11 High Street,
Nafferton, YO25 4JR

SERVICES

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

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, Drifffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



11 HIGH STREET, NAFFERTON, YO25 4JR

DESCRIPTION
A fantastic opportunity to acquire a three-bedroom mid-terrace home offering excellent potential for renovation and modernisation. Situated within a popular village location and close to a range of local amenities, this property represents an exciting project for those looking to create a home tailored entirely to their own taste and requirements. 11 High Street offers a layout that provides an excellent foundation for transformation and offers plenty of scope to significantly modernise it throughout. Outside, the property benefits from a generously sized rear garden, providing further potential and plenty of space for outdoor entertaining, gardening or family life. Once the necessary works have been completed, this could make a fantastic home and will appeal particularly to buyers looking for a project with the opportunity to add their own personality and value. The property briefly comprises:- entrance hall, lounge, dining room, hallway, utility room, kitchen, first floor landing with three bedrooms, bathroom, rear garden and on 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

Door to the front aspect, fitted carpets and power points.

LOUNGE- 12'2 (3.71m) x 12'2 (3.73m)

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

DINING ROOM- 15'0 (4.58m) x 10'3 (3.13m)

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

KITCHEN- 11'10 (3.62m) x 12'8 (3.88m)

Window to the rear aspect, feature fireplace, stairs leading to the first floor landing, sink with drainer unit, space for white goods, fitted carpets and power points.

HALLWAY

Fitted carpets.

UTILITY ROOM- 5'3 (1.62m) x 4'11 (1.51m)

Window to the rear aspect, wall mounted shelving, fitted carpets and power points.

FIRST FLOOR LANDING

Built in cupboard and fitted carpets.

BEDROOM ONE- 12'5 (3.81m) x 14'3 (4.36m)

Window to the front aspect, built in cupboard, wall mounted heater and power points.

BEDROOM TWO- 15'0 (4.58m) x 10'2 (3.11m)

Window to the front aspect, wall mounted heater and power points.

BEDROOM THREE- 12'5 (3.79m) x 8'4 (2.56m)

Window to the rear aspect, built in cupboard, wall mounted heater and power points.

BATHROOM- 7'9 (2.37m) x 6'10 (2.09m)

Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, wall mounted sink, panelled bath and vinyl flooring.

GARDEN

West facing garden which is mainly laid with lawn, two brick outbuildings and planted trees and shrubs.

PARKING

On street parking.