



6 Nethergate, Nafferton

Driffeld

£450,000

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Nafferton, Drifffield

No chain. Vacant possession. Historic former gate house with period charm, walled gardens, and potential building plot to rear (subject to planning).
Council Tax band: D

Tenure: Freehold

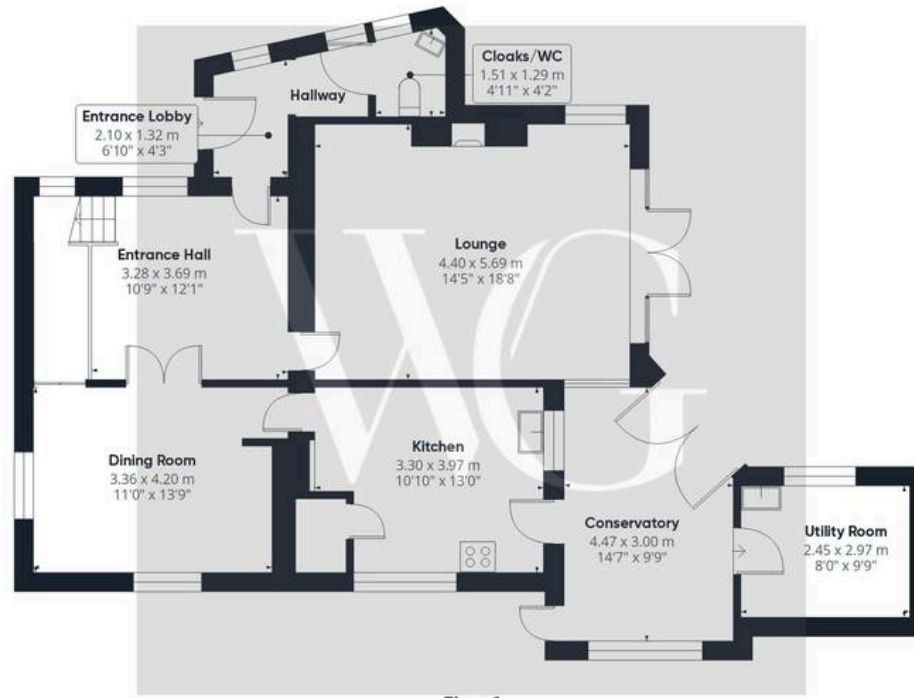
EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E

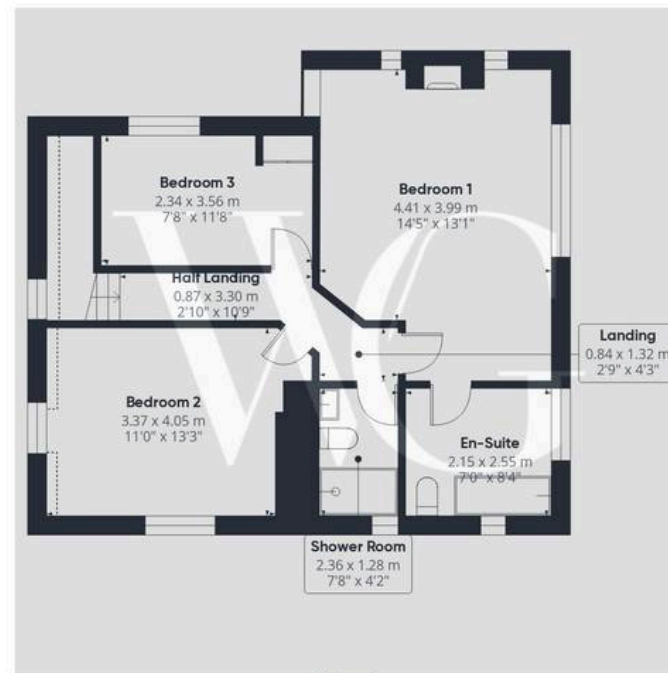
- HISTORIC GATE HOUSE CIRCA 1850 EXTENDED IN 1951
- MATURE ESTABLISHED GARDENS
- STAINED GLASS FEATURE WINDOWS AND DOORS
- GENEROUS GARAGE AND PARKING
- SPACIOUS LAYOUT WITH SCOPE FOR EXTENSION
- HUGE SCOPE FOR COSMETIC IMPROVEMENT
- A TRULY UNIQUE HOME WITH ENHANCEMENT POTENTIAL
- OIL FIRED CH AND PARTIAL SECONDARY GLAZING







Floor 1



Floor 2

Approximate total area⁽¹⁾

150.2 m²

1617 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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