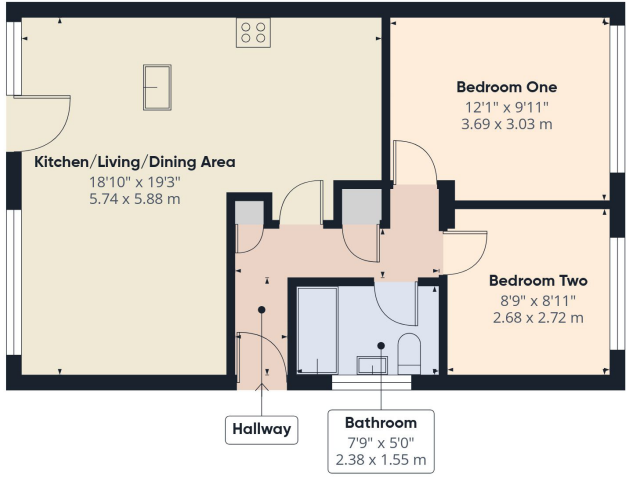




Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
768 ft²
71.3 m²

(1) Excluding balconies and terraces

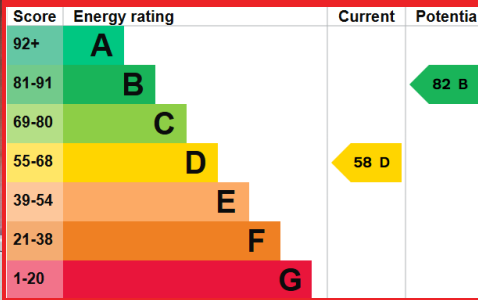
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Guide Price
£200,000

5 Orchard Close,
Nafferton, YO25 4LQ



SERVICES
Understood to be connected to mains water and electric. Oil fired central heating.

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 'B'.

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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Dee Atkinson & Harrison



5 Orchard Close, Nafferton, YO25 4LQ

DESCRIPTION

Located in a popular village setting, 5 Orchard Close is a beautifully renovated two-bedroom semi-detached bungalow, finished to a modern standard throughout. The real star of the show is the impressive open-plan kitchen, dining and living space, creating a bright and sociable heart to the home. Large windows provide a spectacular outlook over the south-facing garden, bringing plenty of natural light into the room and creating the perfect setting for entertaining guests or enjoying cosy evenings at home. Don't miss out!! Call us to arrange your viewing today! The property briefly comprises:- entrance hall, kitchen/dining/living area, two bedrooms, 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, Driffeld, 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 side aspect, two storage cupboards, laminated flooring, radiator and power points.

OPEN PLAN KITCHEN/DINING/LIVING AREA - 18'10" x 19'3" (5.74m x 5.88m)

A modern and bright space perfect for entertaining with door and window to the rear aspect, inset spotlights, a range of wall and base units, sink with drainer unit and mixer tap, plumbing for a washing machine, integrated fridge/freezer, eye level electric oven, induction hob with over head extractor fan, laminated flooring, raditaor, TV point and power points.

BEDROOM ONE - 12'1" x 10'3" (3.69m x 3.12m)

A generous primary bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO - 8'9" x 8'11" (2.68m x 2.72m)

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

BATHROOM - 7'9" x 5'0" (2.38m x 1.55m)

A modern and sleek bathroom with opaque window to the sdie aspect, inset spot lights, partially tiles walls, a three piece bathroom suite comprising: - low flush WC, sink with pedestal, P shaped bath with overhead electric shower, vinyl flooring, wall mounted towel radiator and extractor fan.

GARDEN

A large, south-facing garden, predominantly laid to lawn, with a paved patio area immediately to the rear of the property and raised timber sleeper beds. A substantial storage shed is positioned to the rear of the garage, alongside the oil tank. The garden is enclosed by timber fencing and benefits from gated side access leading to the driveway.

GARAGE - 19'1" x 18'11" (5.83m x 2.73m)

Up and over door with power and lighting.

PARKING

Ample off street parking.