



9 Priestgate Close
Nafferton
YO25 4PB

ASKING PRICE OF

£140,000

1 Bedroom Semi-Detached Bungalow

Ulllyotts
- Est. 1891 -
Estate Agents

01377 253456



Garden



1



1



1



Garage & Off
Road Parking



Gas Central Heating

9 Priestgate Close, Nafferton, YO25 4PB

Secluded within an established cul-de-sac of bungalows and houses, this is a property which is rare in nature as it provides compact accommodation with dedicated off-street parking and garage all at a competitive price.

The bungalow is well situated for access to the village centre and the accommodation on offer includes an attractive rear facing lounge that looks onto an enclosed area of garden. The kitchen is fitted and includes appliances.

The bungalow is ready for a new owner to create a real home of it and also includes gas central heating and double glazing.

NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant.

The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Kitchen



Lounge



Bedroom



Shower Room

Accommodation

HALL

Into:

ENTRANCE HALL

10' 9" x 2' 9" (3.30m x 0.86m)

With wood effect vinyl flooring. Built-in storage cupboards housing the gas fired boiler and hot water cylinder.

KITCHEN

10' 3" x 7' 10" (3.14m x 2.39m)

A well fitted front facing room with views onto the cul-de-sac. Fitted with a range of base and wall mounted cupboards finished with white doors and chrome handles. Contrasting worktops and integrated appliances including electric oven, electric hob with extractor over, space and plumbing for an automatic washing machine and integrated dishwasher. Inset stainless steel sink with mixer tap and single drainer and wood effect flooring. Breakfast bar area. Radiator.

SHOWER ROOM

6' 7" x 5' 3" (2.02m x 1.62m)

With walk-in shower having an electric shower and glass side screen, pedestal wash hand basin and low level WC. Full tiling to three walls.

LOUNGE

14' 3" x 10' 3" (4.36m x 3.14m)

With rear facing French doors and offering views onto the garden, fireplace niche with provision for an electric fire. Recessed ceiling spotlights. Double panelled radiator.

BEDROOM

11' 2" x 8' 8" (3.41m x 2.66m)

With rear facing window and built-in wardrobes with sliding mirrored door. Wood effect vinyl flooring. Radiator.

OUTSIDE

The property stands in the corner of the cul-de-sac. There is a shared vehicular access which is used to access the side drive where there is a single garage.

To the rear of the property is an enclosed area of garden featuring raised deck immediately adjacent to the bungalow, gravelled bed and lawned area.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

SOLAR PV

There is a solar PV system installed at the property which will provide a proportion of the electricity supply at the property, free of charge. There is no additional feed in tariff arrangement.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX

Band A.

ENERGY PERFORMANCE CERTIFICATE

Rating (awaiting assessment).

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

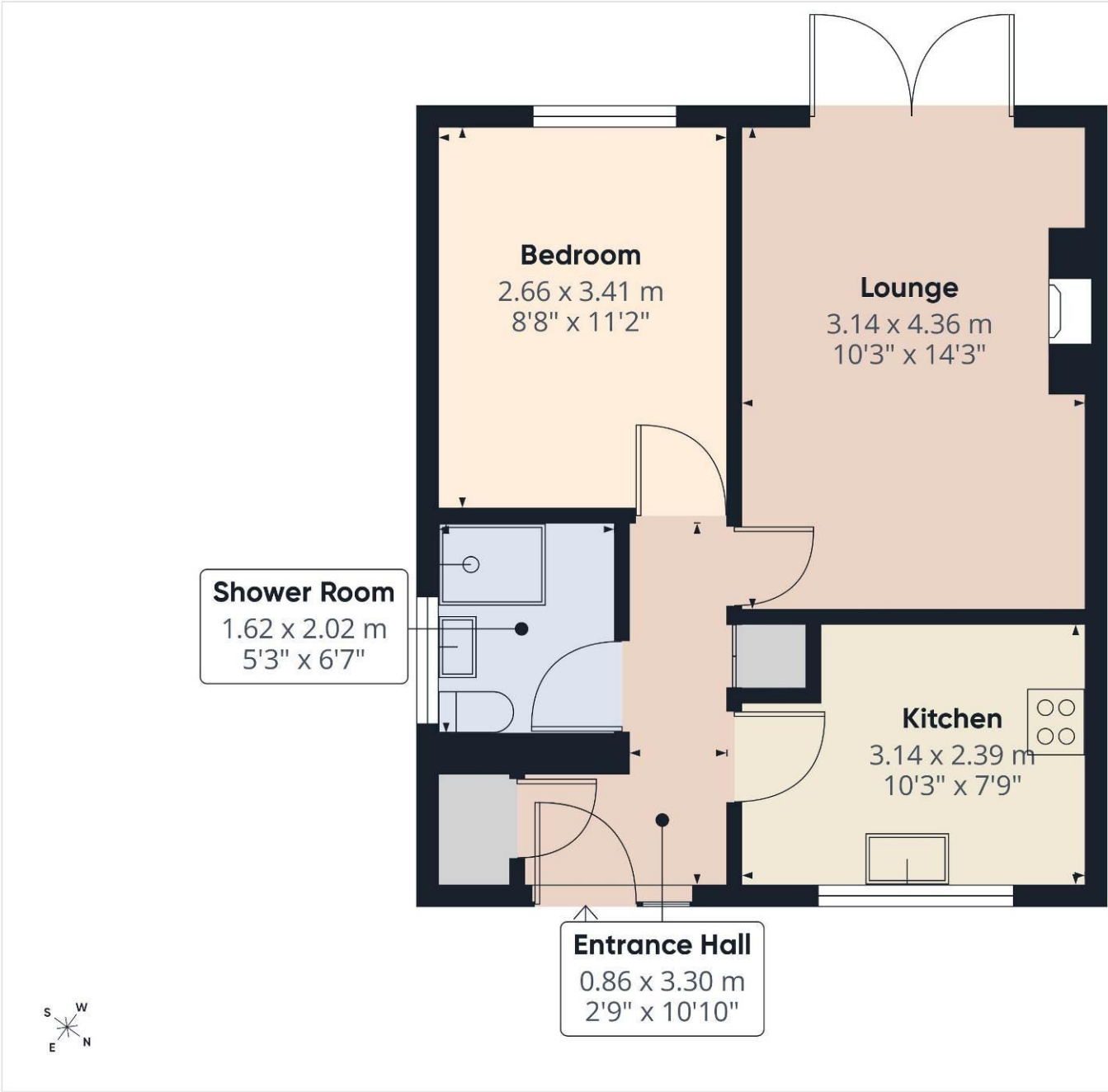
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 38 sq m (410 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
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