



6 Fairfield Close
Nafferton
YO25 4JH

ASKING PRICE OF

£285,000

4 Bedroom Semi-Detached House



Rear Elevation



Garage & Off
Road Parking



Gas Central Heating

6 Fairfield Close, Nafferton, YO25 4JH

A thoughtfully extended semi-detached home which combines generously proportioned living space with versatility and a great location ideal for local village amenities as well as schooling.

The accommodation itself includes main lounge, dedicated dining room plus fitted kitchen and utility room. There is also a ground floor WC. The first floor includes three double bedrooms plus one single bedroom, the master bedroom having an en-suite plus house bathroom.

Externally, there is generous vehicle access and parking and this leads to an attached single garage. The gardens are extensive and given the house stands on a corner plot, are larger to the rear and also extend to the side.

Nafferton is well situated for many different types of buyers including, in particular, families as the village has excellent schooling for up to secondary school age.

complemented perfectly by an electric car charging point.

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.

'Eco' credentials of the property include a solar PV system,



Kitchen



Lounge



Lounge



Dining Room

Accommodation

ENTRANCE VESTIBULE

With tiled floor.

MAIN ENTRANCE HALL

With oak finished flooring and staircase leading off to the first floor. Radiator.

CLOAKROOM/WC

With low level WC and corner wash hand basin. Ceramic tiled floor and fully tiled walls. Radiator.

LOUNGE

10' 11" x 10' 0" (3.35m x 3.07m) and (3.87m x 2.73m) With front facing bow window and traditional fire surround housing a solid fuel stove. Coved ceiling. Radiator. French doors leading out to the garden.

DINING ROOM

13' 0" x 9' 6" (3.97m x 2.90m)

With fitted laminate flooring and being open into:

GARDEN ROOM/CONSERVATORY

12' 4" x 10' 11" (3.78m x 3.34m)

Now having a rigid ceiling and featuring a pitched roof. Double panelled radiator and views across the garden. Ceramic tiled floor.

KITCHEN

12' 9" x 12' 3" (3.91m x 3.75m)

Fitted with a modern range of kitchen units including base and drawer units with worktops over along with integrated appliances including NEFF oven and grill, four ring gas hob and concealed dishwasher. Quarry tiled flooring and ceramic sink.

UTILITY ROOM

10' 3" x 3' 6" (3.14m x 1.08m)

With quarry tiled flooring, plumbing for automatic washing machine and radiator. Door to the rear.

FIRST FLOOR LANDING

BEDROOM 1

12' 10" x 12' 4" (3.92m x 3.76m)

With rear facing window. Radiator.

EN-SUITE

11' 3" x 3' 2" (3.43m x 0.97m)

With low level WC and wash hand basin plus additional shower enclosure. Ceramic tiled floor and walls. Heated towel radiator.

BEDROOM 2

12' 2" x 11' 1" (3.72m x 3.38m)

With rear facing window. Radiator.



Dining Room



Garden Room/Conservatory



Kitchen



Bedroom 1

BEDROOM 3

7' 7" x 7' 6" (2.33m x 2.31m)

With front facing window and built-in wardrobes. Fitted laminate flooring. Radiator.

BEDROOM 4

11' 0" x 8' 3" (3.36m x 2.52m)

With rear facing window and laminate flooring.

BATHROOM

Fitted with a low level WC and wash hand basin plus panelled bath. Radiator.

OUTSIDE

The property stands at the head of the cul-de-sac on a wedge shape plot and has a resin drive which provides vehicle access and also leads to a single garage.

The gardens to the rear are particularly extensive, these being predominantly laid to lawn whilst also having planted beds and various raised beds, summerhouse and secluded patio immediately accessible from the lounge.

CENTRAL HEATING

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

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band D.

SOLAR PV

This property benefits from a solar PV system being installed, this will generate a proportion of electricity demand for the property. In some instances, the owners of the property will also receive payments for electricity generated through the Government's 'Feed in tariff'. Further information may be available upon request.

ENERGY PERFORMANCE CERTIFICATE

Rating D.



En-Suite



En-Suite



Bedroom 2



Bedroom 4

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

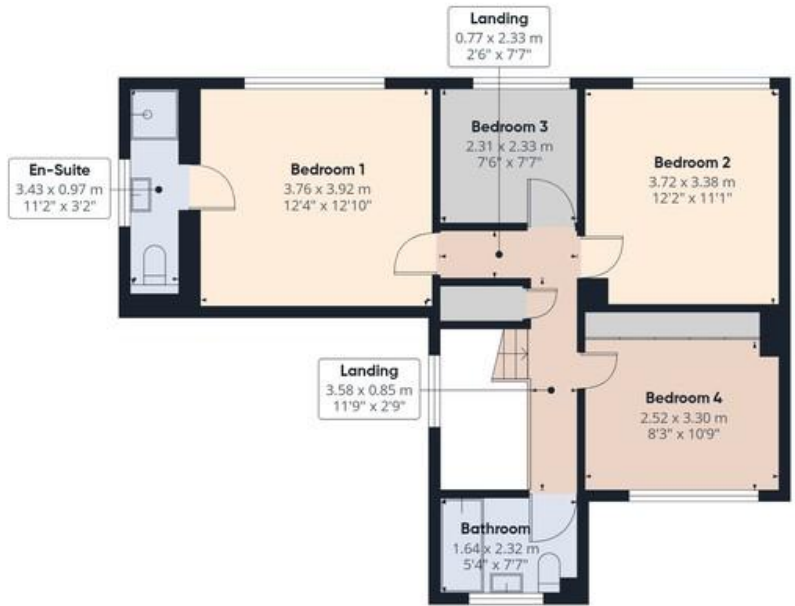
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 123 sq m (1,321 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1





A614

HOUNDALE LANE

WOLD ROAD
BRIDLINGTON ROAD

NEW ROAD

BEECH GROVE

NORTH STREET

WALNUT GR

DRIFFIELD ROAD

HALL CLOSE
PARSONAGE CLOSE

PW 6 Fairfield Close

KINGS GARTH

PO

EASTLANDS

EAST GATE

WARD LEA

LOWTHORPE LANE

HOME LANE

SYCAMORE CL

STQUINTIN FLD

Nafferton

Education Facility

FRECTORY CL

PW

MIDDLE STREET

PRIESTGATE

WESTFIELD CL

WESTGATE

WESTGATE CHERRY DR

CHERRY WAY

MARKMAN LANE

WESTEND FALLS

WEST DR

MANOR CLOSE

NUNINGS WAY
PRIORY CLOSE

STATION ROAD

RUDDS GN

Nafferton

MILL CHASE

NEW BRIDGE LANE

NETHERGATE

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