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Chartered Surveyors

23 St Quintin Field
Nafferton
YO25 4PD

Popular residential development
Ideal for families
Four good bedrooms

Large garden
Good off-street parking
Large conservatory

Asking Price Of:
£260,000
NO ONWARD CHAIN



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23 St Quintin Field

Nafferton, YO25 4PD



This delightful family home is offered to the market with NO ONWARD CHAIN. This penultimate four double bed detached house is positioned in a secluded private cul-de-sac comprising three houses with views of life on the Wolds, and thus offers the opportunity to nurture a family safely with a good quality of life; the only traffic past this home is to the end property next door.

This property is larger than the standard house of this design as the kitchen has been extended, and it benefits from a larger than average utility room and conservatory. In addition, the south-west facing garden to the rear is a sun trap and large enough for young families to have fun and relaxation. Furthermore, the huge conservatory is a fantastic family room and has previously been a playroom.

The property, within five minutes walk of open countryside, is perfect for jogging, cycling or walking with or without dogs where the dawn chorus can be heard, and rabbits, foxes, deer and the sun rise to the east can be enjoyed.

NAFFERTON

Nafferton is situated south of the A614 (Driffeld 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 Driffeld 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. There are clubs and organisations for all the family.

ACCOMMODATION

Front Entrance into:

HALL

With solid oak flooring (22mm) and staircase leading off. Under stairs cupboard and telephone point.

CLOAKROOM/WC

With low level WC and wash hand basin.

LOUNGE

15' 8" x 10' 10" (4.78m x 3.31m)

With front facing bay window, coved ceiling, feature fireplace with gas inset living flame fire and solid oak flooring (22mm). Two radiators.



Opening into:

DINING ROOM

10' 11" x 9' 10" (3.34m x 3.01m)

With matching solid oak flooring (22mm). Radiator.



Double doors leading into:

CONSERVATORY

15' 1" x 14' 7" (4.62m x 4.47m)

A delightful spacious room with doors leading out onto the garden. Radiator, air conditioning unit and satellite TV point.

KITCHEN

13' 5" x 12' 8" (4.1m x 3.88m)

Extensively fitted with a range of traditionally styled kitchen units with solid oak doors and incorporating two corner carousels. Range of worktops. Inset one and a half bowl sink with single drainer and appliances including built-in fridge freezer and dishwasher, waste disposal, Range Master with gas hob, grill and oven; additional oven is electric.

Karndean flooring and two radiators.



UTILITY ROOM

12' 9" x 6' 9" (3.89m x 2.08m)

With stainless steel sink, several kitchen units, plumbing for tumble dryer and American fridge freezer. Boiler separately housed within a floor to ceiling cupboard. Karndean flooring.

FIRST FLOOR

LANDING

With built-in storage cupboard and further built-in airing cupboard housing hot water cylinder, immersion tank and pump for electric power shower.

BEDROOM 1 12' 8" x 10' 11" (3.87m x 3.35m)

Built-in wardrobes. TV point and radiator.



EN-SUITE SHOWER ROOM

With mains water power shower in enclosure with low level WC and pedestal wash hand basin. Radiator.

BEDROOM 2 11' 10" x 11' 1" (3.63m x 3.38m)

Built-in wardrobe and additional large cupboard over staircase. TV point and radiator.



BEDROOM 3 11' 11" x 8' 2" (3.65m x 2.5m)

Radiator.



BEDROOM 4

11' 10" x 7' 5" (3.61m x 2.27m)

Built-in wardrobe and radiator.

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC.

Mixed shower over the bath.

OUTSIDE

The property stands back from the road behind a front facing forecourt style garden with sufficient parking for up to four cars and which leads to a single garage. Access to a large garden shed.

NB The lawn has been reinforced with a heavy duty plastic grid.

To the rear of the property is an enclosed expanse of predominantly lawned garden.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

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

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (TBC).

SERVICES

All mains services connected.

NOTES

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.

Floor plans are for illustrative purposes only.

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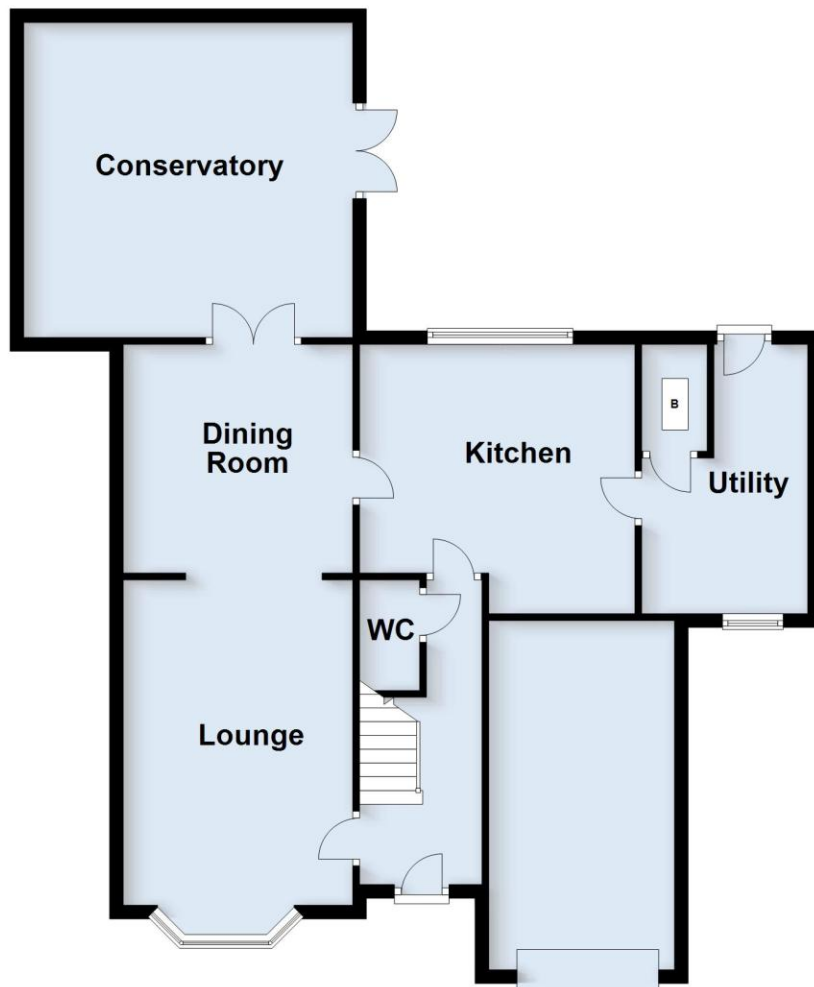
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VIEWING

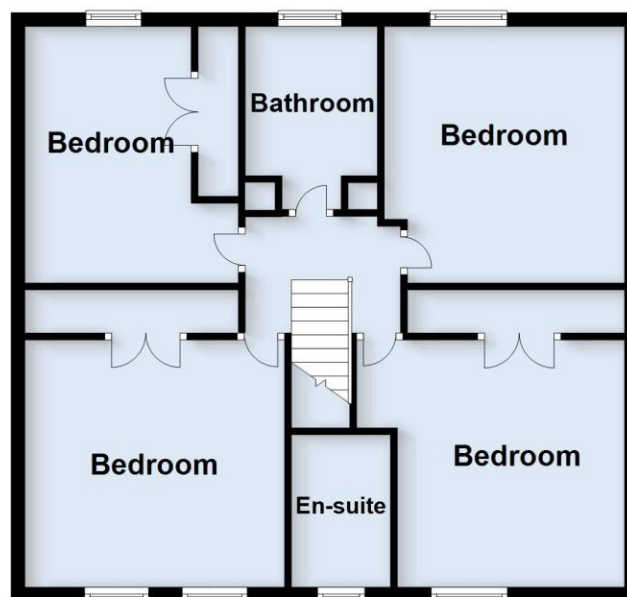
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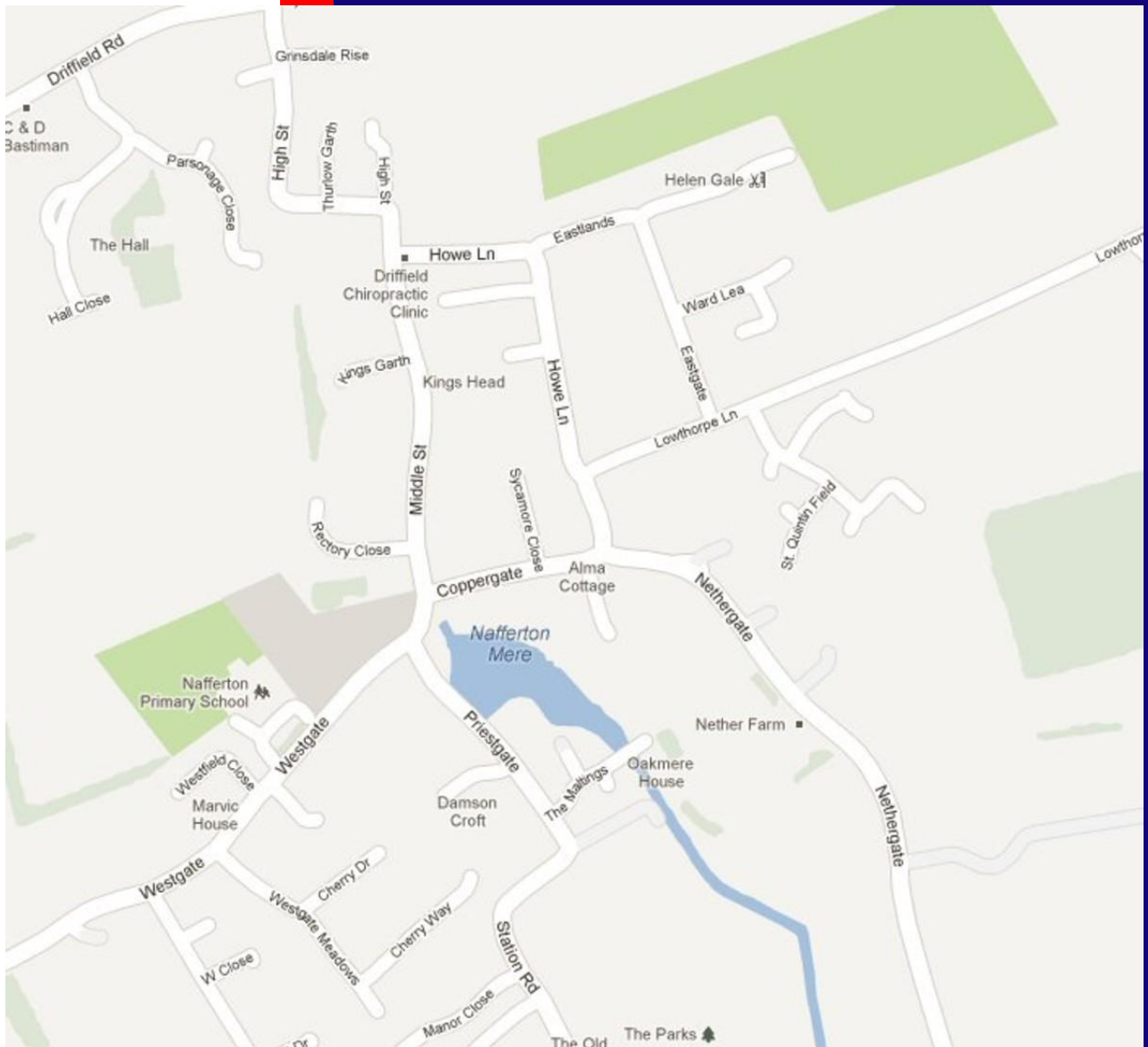
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Ground Floor



First Floor





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64 Middle Street South, Driffield, YO25 6QG

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