



15 Priory Close
Nafferton, Driffield, East Yorkshire YO25 4AT
Asking price £220,000

WP WOOLLEY
& PARKS

*** A STYLISHLY PRESENTED MODERN TOWNHOUSE IN A CUL-DE-SAC POSITION, WITHIN THE SOUGHT AFTER WOLDS VILLAGE OF NAFFERTON *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Having been tastefully enhanced by the present owners, this attractive end terrace home offers a deceptively spacious arrangement of accommodation over three floors, that is ready for a new owner to move straight in and enjoy! Presented to a wonderful standard throughout, the layout briefly comprises of Entrance Hall, Lounge and Dining Kitchen to the ground floor, two double Bedrooms and House Bathroom to the first floor and a generous Main Bedroom with En-suite to the top floor. The property stands on a larger than average plot, offering ample space for multiple vehicles on the front forecourt and driveway, with a pleasant lawned garden enjoying a south-westerly aspect. A fabulous home which will appeal to a range of buyers, enjoying a prime position within this sought after and very well served village - HURRY TO VIEW!



Entrance Hall 4'3" x 4'3" (1.30m x 1.30m)

A modern composite entrance door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming hall space, with ceiling coving, radiator, laminate flooring and stairs leading off.

Lounge 15'5" x 11'0" (4.70m x 3.35m)

A spacious reception room is attractively styled, with a wainscot panelled feature wall, ceiling coving, laminate flooring, two radiators, TV/media points and a double glazed bay window to the front elevation.

Dining Kitchen 14'10" x 7'10" (4.52m x 2.39m)

With ample space to accommodate a dining table to one side, the kitchen is comprehensively fitted with a range of base, wall and drawer units in a cream Shaker finish, with wood block effect rolled edge worktops, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and gas hob with extractor cowl above, and recess spaces to accommodate freestanding appliances including plumbing for both dishwasher and washing machine. The gas central heating boiler is neatly concealed within a wall cabinet. With radiator, floor tiling, double glazed window to the rear elevation and double glazed doors opening to the rear garden.

Walk-in Pantry

Formerly a ground floor WC (and easily reverted back if required - Vendor still has the WC and wash basin and could re-fit if requested), now providing useful additional storage space.

First Floor Landing

With ceiling coving, radiator, built-in cylinder cupboard, fitted carpet and a double glazed window to the side elevation.

Bedroom Two 13'0" x 8'1"max (3.96m x 2.46mmax)

An excellent double room features two radiators, fitted wardrobes with sliding fronts and mirror, fitted carpet and twin double glazed windows to the rear elevation.

Bedroom Three 9'8" x 7'9" (2.95m x 2.36m)

Also a good double room, with radiator, TV point, fitted carpet and a double glazed window to the front elevation.

Bathroom 7'9" x 4'11" (2.36m x 1.50m)

Stylishly appointed with a modern white suite comprising of a panelled bath with rainfall shower over and glass side screen, pedestal wash basin and WC, with attractive wall tiling, vinyl flooring, chrome towel radiator and extractor fan

Inner Landing

Providing access to the top floor suite, with ceiling coving, radiator, fitted carpet and a double glazed window to the front elevation.

Top Floor Bedroom 11'7" x 10'2" (3.53m x 3.10m)

A generous double room with a bank of mirror fronted fitted wardrobes, radiator, TV/media points, fitted carpet and a double glazed window to the front elevation.

En-suite 6'8" x 4'5" (2.03m x 1.35m)

A smartly appointed facility features a shower enclosure, pedestal wash basin and WC, with attractive wall tiling, vinyl flooring, chrome towel radiator, extractor fan and a Velux roof light.

External

At the front of the property is a block paved forecourt and driveway, providing ample private parking space for several vehicles. A side gate grants pedestrian access to the garden.

Garden

Set within a fenced perimeter and predominantly lawned, with a paved area to the side accommodating a storage shed and bin storage space.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - C.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture

of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

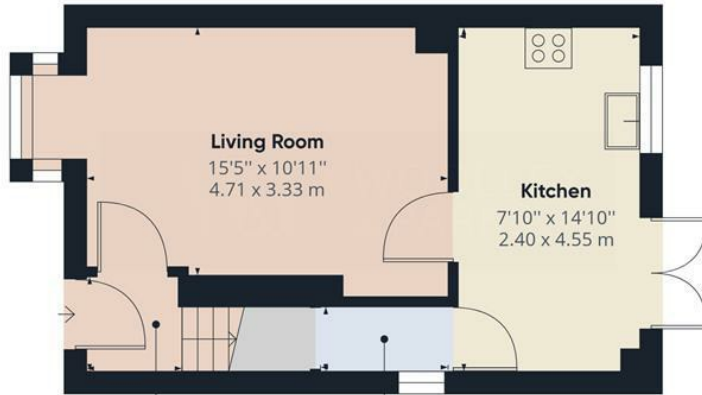
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



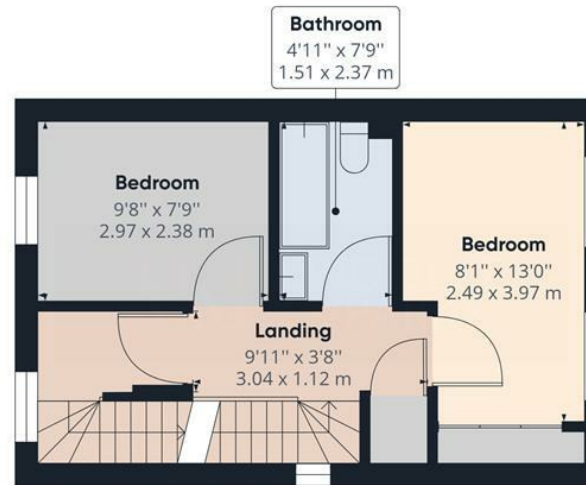




Hallway
4'3" x 4'3"
1.30 x 1.32 m

Store
5'7" x 3'1"
1.72 x 0.95 m

Ground Floor



Bathroom
4'11" x 7'9"
1.51 x 2.37 m

Bedroom
9'8" x 7'9"
2.97 x 2.38 m

Bedroom
8'1" x 13'0"
2.49 x 3.97 m

Landing
9'11" x 3'8"
3.04 x 1.12 m

Floor 1



Landing
2'11" x 2'10"
0.90 x 0.88 m

En-Suite
4'5" x 6'8"
1.36 x 2.06 m

Floor 2



Approximate total area⁽¹⁾

853.90 ft²
79.33 m²

Reduced headroom

26.31 ft²
2.44 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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