



**50 Station Road**  
**Nafferton, Drifffield, East Yorkshire YO25 4LT**  
**Offers over £220,000**

**WP** WOOLLEY  
& PARKS

\*\*\* A MODERN END OF MEWS TERRACE HOME IN A SOUGHT AFTER VILLAGE LOCATION \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

HURRY TO VIEW this attractive home, offering a light and airy arrangement of accommodation, presented to a wonderfully high standard throughout, briefly comprising Entrance Hall, spacious Living Room, modern fitted Dining Kitchen, Utility Lobby, Downstairs WC and Garden Room to the ground floor, with three good Bedrooms, En-suite Shower Room and House Bathroom to the first floor. With West-facing low maintenance rear garden and private off street parking for up to three vehicles.

The property is situated within easy reach of amenities, in the ever-popular Wolds village of Nafferton, just a few minutes drive from the market town of Driffield, and enjoying convenient road links to the East Yorkshire coast.



**Entrance Hall** 5'1" x 4'10" (1.55m x 1.47m)  
A modern composite entrance door, with double glazed panel detail, opens from an attractive canopy porch into a welcoming hallway, with ceiling coving, quality laminate flooring, radiator and staircase leading off.

**Living Room** 18'3" x 12'8" (5.56m x 3.86m)  
A naturally light and spacious main reception room featuring ceiling coving, quality laminate flooring, two radiators, TV/media points, built-in storage cupboard below the staircase and twin double glazed windows to the front elevation. An electric fire, set within a granite composite hearth and back with light oak effect mantelpiece surround, creates an appealing focal. Glazed panel double doors open through to:

**Dining Kitchen** 15'10" x 11'0" (4.83m x 3.35m)  
A contemporary fitted kitchen comprising a range of wall, base and drawer units with contrasting laminate roll top work surfaces and tiled splash backs with one and half bowl stainless steel sink and drainer with mixer tap over. Integral appliances include low level electric oven, four ring gas hob with extractor hood over, dishwasher and further space for free standing appliances. With designated dinging area, radiator, continued wood effect laminate flooring and twin double glazed windows to rear elevation.

**Downstairs WC** 6'3" x 3'5" (1.91m x 1.04m)  
A most useful convenience features a white suite of WC and pedestal hand wash basin, with tiled splash back, radiator, extractor fan and continued laminate flooring.

**Utility Lobby** 4'11" x 4'2" (1.50m x 1.27m)  
Continued wall units with contrasting roll top work surfaces incorporating ample space and plumbing for free standing appliances, wall mounted gas boiler with external door to sun room, radiator and continued laminate flooring.

**Garden Room** 12'8" x 8'6" max (3.86m x 2.59m max)  
A welcome extension to this already sizeable home, with double glazed windows to two sides, privacy wall and windows, French doors to rear garden, television point and tiled flooring.

**First Floor Landing**  
A spacious landing with radiator, ceiling coving, fitted carpet and loft access hatch.

**Bedroom One** 12'8" max x 11'6" (3.86m max x 3.51m)  
A generously proportioned double bedroom with built in

storage cupboard, radiator, TV/media points, fitted carpet, ceiling coving and a double glazed window to the front elevation.

**En-Suite** 5'11" x 5'5" (1.80m x 1.65m)  
A smartly appointed facility features a modern three piece suite comprising fully tiled shower enclosure, pedestal wash basin and WC, with tiled splash backs, inset spotlights, extractor fan, radiator, obscured double glazed window to front elevation and tiled flooring.

**Bedroom Two** 10'11" x 9'5" (3.33m x 2.87m)  
Also a very good double bedroom, with radiator, fitted carpet and a double glazed window to the rear elevation.

**Bedroom Three** 10'11" x 6'0" (3.33m x 1.83m)  
A generous single room with radiator, fitted carpet and a double glazed window to the rear elevation.

**Bathroom** 8'6" max x 6'6" (2.59m max x 1.98m)  
A modern three piece bathroom suite comprises panelled bath with shower over and glass side screen, pedestal wash basin and WC, with attractive wall and floor tiling, inset spotlights, extractor fan, radiator and obscured double glazed window to the side elevation.

**External**  
The property boasts an appealing frontage, with wrought iron rail fencing, lawn and shrub border. A block paved pathway approaches the front door, and continues to the side, providing gated access to the rear garden.

**Rear Garden**  
The rear garden enjoys a westerly aspect and is hard-landscaped for ease of maintenance, being predominantly gravelled with a paved pathway and retained planter. With timber built shed, external plug sockets and water supply. Set within a part walled and part fenced perimeter, with gated access to the rear.

**Parking**  
Adjacent to the property is a residents parking area. The property includes one covered parking bay and space for a further two vehicles.

**Services**  
The property is understood to be connected to all mains services. The gas central heating boiler was renewed in January 2024, with the balance of the warranty being transferrable to the new owner.

**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).

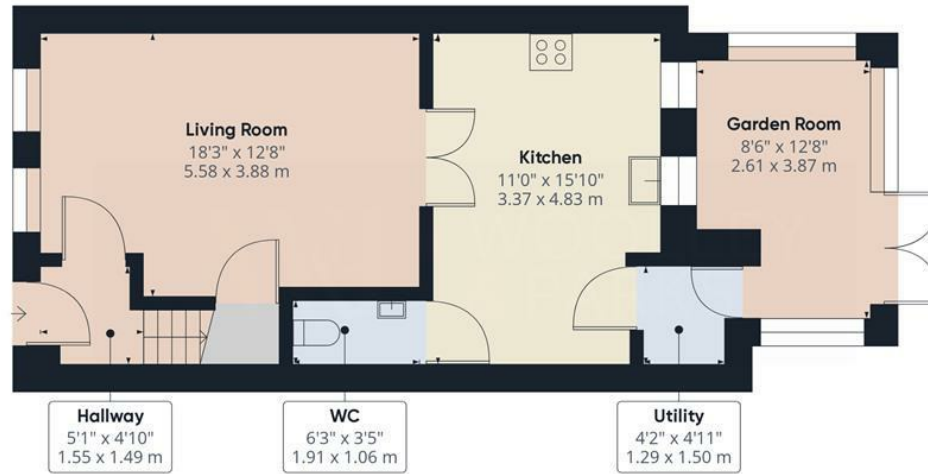
**Measurements:**  
All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

**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.

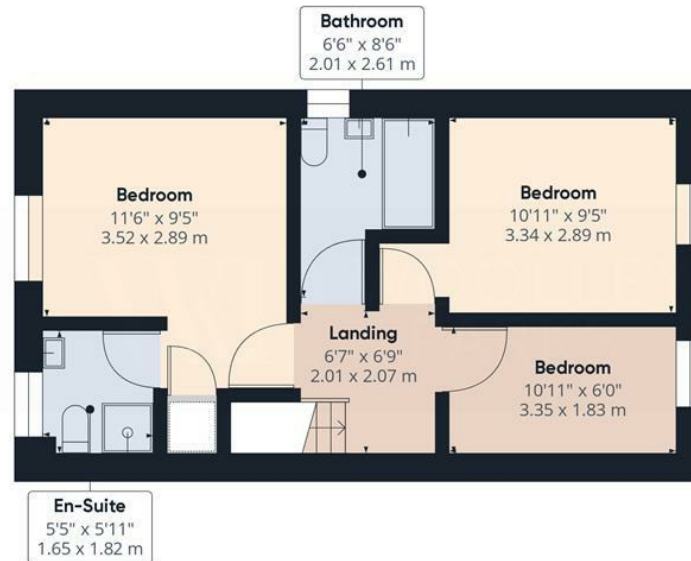
**Draft Details:**  
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1022.34 ft<sup>2</sup>  
94.98 m<sup>2</sup>

(1) Excluding balconies and terraces

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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