



36 Priestgate
Nafferton, Driffield, East Yorkshire YO25 4LR
Offers over £125,000

WP WOOLLEY
& PARKS

36 Priestgate, Nafferton, Drifffield, East Yorkshire YO25 4LR

*** FANTASTIC COTTAGE IN PREMIUM LOCATION ***

This Two Double Bedroom Cottage Is Being Offered To The Market With No Onward Chain And Stands Proud In A Fantastic Location! Situated within the popular village of Nafferton which boasts many amenities for a village, this property currently has a sit-in tenant and would make a fantastic investment opportunity! Internal accommodation itself briefly comprises Lounge / Dining Room, Kitchen and Rear Porch to Ground Floor. The First Floor Offers Master Bedroom, Second Double Bedroom and Bathroom. Externally There Is A Large Rear Garden! Early viewing comes highly recommended!

Lounge / Dining Room 19'06 x 13'05 (5.94m x 4.09m)

A spacious lounge / dining room with double glazed window and external door to front elevation, television point, radiator, under stairs storage cupboard and fitted carpet.

Kitchen 12'09 x 8'05 (3.89m x 2.57m)

A modern fitted kitchen with a range of wall and base units, roll top work surfaces, one and a half bowl stainless steel sink, tiled splash backs, single electric oven, four ring gas hob, radiator, plumbing for free standing appliances and double glazed window to rear elevation.

Rear Porch 4'09 x 4'06 (1.45m x 1.37m)

With window to rear elevation and external door to side.

Landing

With loft access, over stairs storage cupboard and fitted carpet.

Master Bedroom 13'11 x 9'10 (4.24m x 3.00m)

A generous master bedroom with double glazed window to front elevation, built in wardrobes, radiator and fitted carpet.

Bedroom Two 10'00 x 9'09 (3.05m x 2.97m)

A second double bedroom with double glazed window to rear elevation, radiator and fitted carpet.

Bathroom 8'10 x 5'03 (2.69m x 1.60m)

A part tiled bathroom with panelled bath and electric shower over, low flush WC, pedestal wash basin, radiator and double glazed window to rear elevation.

External

Externally this property benefits from a large rear garden which is mostly laid to lawn with seating area.

Agents Note

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

Disclaimer

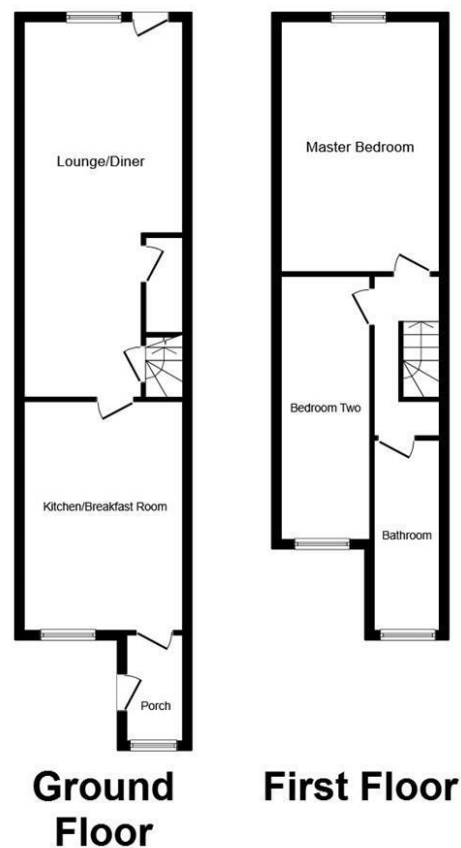
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Laser Tape Clause

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

