



13 Middle Street
Nafferton, Driffield, East Yorkshire YO25 4JS
Price £200,000

WP WOOLLEY
& PARKS

PICTURESQUE COTTAGE IN A PRIME VILLAGE LOCATION 360 VIRTUAL VIEWING AVAILABLE ***

This attractive mid terraced cottage has been beautifully presented and well maintained throughout. Having been modernised and redecorated by the current owners, this property oozes charm and character with a stylish twist to offer the perfect blend of old and new. Naturally light and inviting with hugely versatile and spacious accommodation comprising entrance hall, formal lounge complete with log burning stove, open plan dining area, fitted kitchen, rear lobby and utility/boot room all to the ground floor with three bedrooms and family bathroom to the first. Impressive garden to the rear, elevated with a fair degree of privacy plus summerhouse, storage and day room complete with fitted bar. Located within the sought after village of Nafferton boasting amenities on hand plus well regarded primary school and rail links to neighbouring towns of Driffield and Beverley. Offered to the open market at a price to sell, this home is sure to be in high demand so early viewings highly recommended.



Entrance Hall

Double glazed external door to front elevation and wood effect laid flooring.

Living Room 15'5" x 14'11" (4.72 x 4.57)

Warm and comfortable formal lounge with double glazed window to front elevation, feature log burning stove set on a tiled hearth with exposed brick insert and timber mantle creates a superb focal point to the room with attractive fitted coving, central heating radiator and fitted carpets. Oak built staircase leads to first floor accommodation.

Dining Room 11'5" x 11'2" (3.48 x 3.42)

Open plan dining room with double glazed windows to dual aspect, feature fire surround with decorative tiled insert and electric effect stove, attractive fitted coving, central heating radiator and hard wood flooring.

Kitchen 11'5" x 10'8" (3.5 x 3.26)

Quality fitted kitchen offering a comprehensive range of wall, base, drawer and display units in a white shaker style finish with contrasting work surfaces and tiled splash backs, inset one and half bowl sink unit with drainer and mixer tap over, integral double oven, five ring gas hob and fitted extractor hood plus ample space and plumbing for free standing appliances, double glazed window to side elevation, spot lighting, central heating radiator and ceramic tiled flooring.

Rear Lobby 5'6" x 2'11" (1.68 x 0.9)

Double glazed external door to side elevation giving access to rear garden with tiled flooring laid throughout.

Utility/Boot Room/WC 10'9" x 3'5" (3.28 x 1.05)

Offering ample space and plumbing for free standing appliances and plenty of storage with low flush w/c, hand wash basin, double glazed window to

rear elevation, central heating radiator and high gloss ceramic tiled flooring.

First Floor Landing

Access to loft space, central heating radiator and fitted carpets.

Main Bedroom 17'3" x 9'1" (5.28 x 2.78)

Beautifully presented and spacious main bedroom with twin double glazed windows to front elevation, double door built in storage, central heating radiators and fitted carpets throughout.

Bedroom Two 5'6" x 13'7" (1.70 x 4.16)

Spacious single bedroom with double glazed window to rear elevation, attractive fitted coving, wood effect laminate flooring and central heating radiator.

Bedroom Three 9'11" x 7'10" (3.03 x 2.39)

Naturally light with double glazed windows to dual aspect, fitted coving, central heating radiator and fitted carpets.

Family Bathroom 10'2" x 5'10" (3.12 x 1.80)

Stylish family bathroom fitted with a modern three piece suite comprising panelled bath complete with drench shower head over and separate shower attachment, vanity style unit incorporating hand wash basin and storage plus low flush w/c, tiled walls, attractive lighting, fitted coving, extractor fan, wall mounted heated towel rail and tiled flooring.

Outbuilding

Fully insulated outbuilding with double glazed windows and doors, power supply, light and wood effect flooring. The outbuilding is currently used as a bar, however would make an ideal home office.

External

Elevated garden to the rear of the property having been mainly laid to lawn with well stocked borders,

large paved patio area, timber built summerhouse, external storage and gated access.

Council Tax

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

Tenure

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

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.

Virtual Viewing/Videos

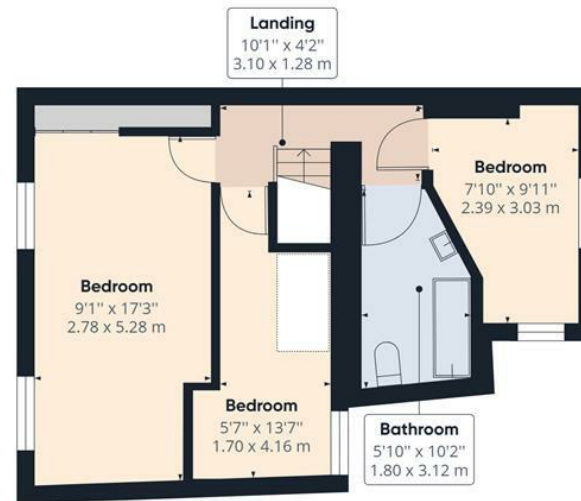
A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).







Ground Floor



Floor 1

Approximate total area⁽¹⁾

952.29 ft²

88.47 m²

Reduced headroom

13.90 ft²

1.29 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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