



**5 Nayfield Close**  
**Driffield, East Yorkshire YO25 6LS**  
**Offers over £155,000**

**WP** WOOLLEY  
& PARKS



\*\*\*AN EXTENDED END TERRACE HOME WITH SPACIOUS ACCOMMODATION IN A HIGHLY CONVENIENT LOCATION JUST MINUTES WALK FROM THE TOWN CENTRE\*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE\*\*\*

This deceptively spacious end terrace could be the IDEAL FIRST HOME, DOWN SIZE OR INVESTMENT, being conveniently situated in a pleasant cul-de-sac within easy walking distance of the town centre and it's many amenities. A generous layout of accommodation briefly comprises Entrance Hall, open plan Lounge Diner, Study and Kitchen to the ground floor, with two double Bedrooms and Shower Room to the first floor. Outside, a generous forecourt provides ample parking for several vehicles, with a private, low-maintenance garden to the rear. EARLY VIEWING IS STRONGLY RECOMMENDED!



### Entrance Hall

A uPVC double glazed panel door opens to a small lobby area with radiator, fitted carpet and staircase rising off.

### Lounge 13'3" x 12'6" (4.04 x 3.83)

A pleasant reception room, open plan to the Dining Room, with ceiling coving, radiator, TV point, fitted carpet and a walk-in double glazed bay window to the front elevation. A living flame gas fire set within a granite composite hearth and back, with Adams style surround, creates an attractive focal point.

### Dining Room 10'4" x 10'1" (3.17 x 3.08)

With ceiling coving, radiator and fitted carpet. Access to a generous storage cupboard below the staircase.

### Study 6'10" x 5'6" (2.09 x 1.70)

A versatile room, ideal as a home study, with ceiling coving, radiator, vinyl flooring and a timber framed window. Wall mounted Ideal Logic + gas combi boiler.

### Kitchen 8'9" x 10'0" (2.68 x 3.05)

Comprehensively fitted with a range of base, wall and drawer units with marble effect laminate fronts, rolled edge worktops, stainless steel sink unit and splash back tiling. With integrated electric oven, gas hob with extractor hood above and recess spaces for freestanding appliances. Ceiling coving, tiled flooring, loft hatch, double glazed windows to the rear and side elevations, and a double glazed panel door opening to the garden.

### First Floor Landing

With loft hatch, fitted carpet and a double glazed window to the side elevation.

### Bedroom One 11'11" x 12'10" (3.65 x 3.93)

A very generous double room with ceiling coving, radiator, fitted carpet, built-in wardrobe and a double glazed window to the front elevation.

### Bedroom Two 9'10" x 9'3" (3.01 x 2.82)

Also a double room, with built-in storage cupboard, radiator, fitted carpet and a double glazed window to the rear elevation.

### Shower Room 6'6" x 6'6" (2.00 x 1.99)

A modern white suite comprises of a corner shower enclosure, pedestal wash basin and WC, with splash back tiling, ceiling coving, vinyl flooring, radiator and a double glazed window.

### External

A generous frontage is largely gravelled, providing ample parking for multiple vehicles.

### Rear Garden

The garden is hard landscaped for ease of maintenance, with gravel and crushed slate, decked terrace, planted shrub bed and hedged perimeter.

### Services

The property is understood to be connected to all mains services.

### 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 - B.

### 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.

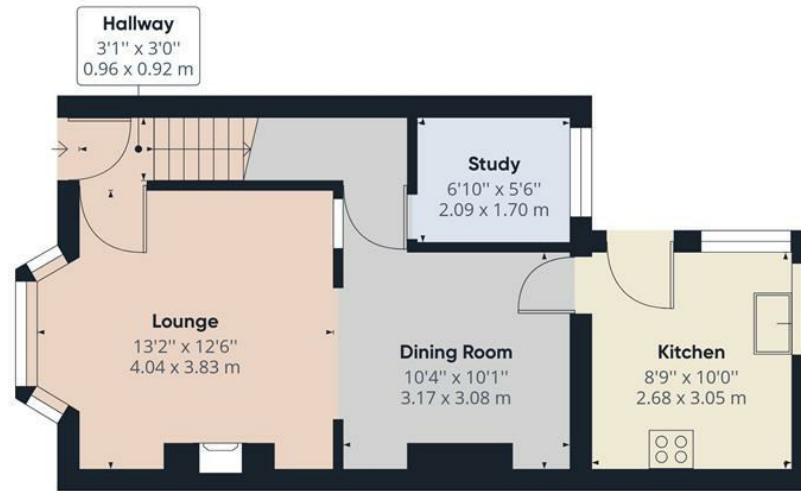












Ground Floor



Floor 1

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

761.79 ft<sup>2</sup>  
70.77 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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