



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

W&P 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

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

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

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

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

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

Bathroom 8'10 x 5'03

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

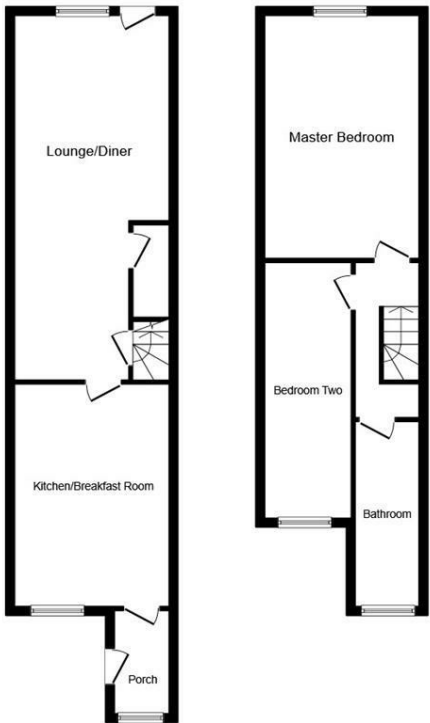
To date these details have not been approved by the vendor and should not be relied upon. Please confirm before viewing.

Disclaimer

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.

Laser Tape Clause

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



Ground Floor

First Floor

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		94
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	62	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	