



**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**

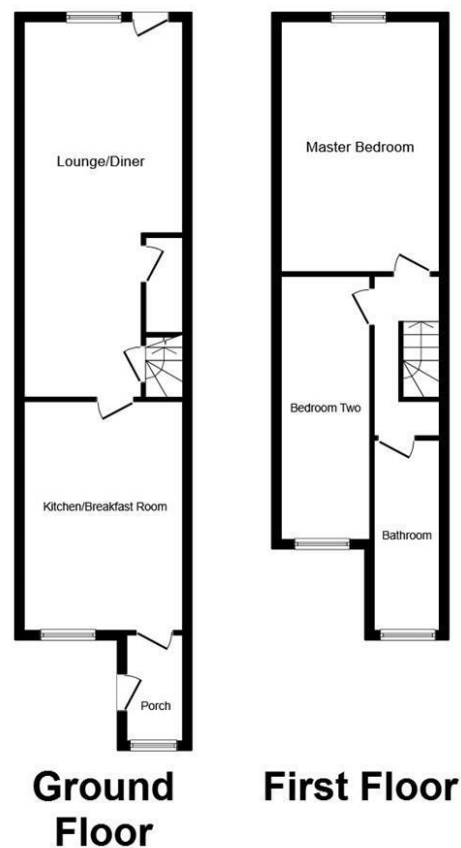
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property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Laser Tape Clause**

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.

