

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	87
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01377 310077 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

61, Station Road, Nafferton, Driffield, East Yorkshire, YO25 4LS Offers in the region of £230,000

61 Station Road is an immaculately presented bungalow located in a charming village. Having gone through a full refurbishment, this stunning property is move in ready. Station Road is also the perfect location for an Air B&B opportunity, with local amenities such as shops, GP surgery and pubs.

In brief the property comprises; open plan entrance hall, open plan kitchen and diner, sitting room, two double bedrooms, bathroom and garden to the rear.

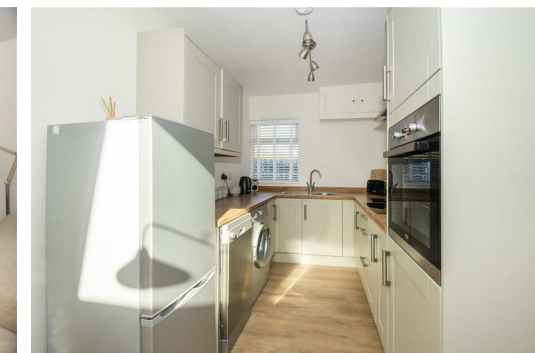
The village of Nafferton is blessed with many amenities such as:- a well-stocked shop/Post Office with banking facilities, three public houses and a fish and chip shop, to name but a few. Nafferton Primary School is highly regarded in the local area and is rated "Excellent" by Ofsted. There are also regular bus and train services to and from the village.

EPC Rating D



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Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633



KITCHEN

12 x 7'3 (3.66m x 2.21m)

Window to side aspect, laminated wood style flooring, range of wall and base units with roll top work surfaces, sink and drainer unit, integrated electric oven and electric hob, space for washing machine, space for dishwasher, space for fridge/freezer, extractor hood and power points.

DINING ROOM

12'4 x 7'9 (3.76m x 2.36m)

Window to side aspect, Velux window to side aspect, laminated wood style flooring, thermostat, radiator and power points.

SITTING ROOM

12'1 x 11'10 (3.68m x 3.61m)

Window to front aspect, laminated wood style flooring, radiator, TV point, telephone point and power points.

BEDROOM ONE

12 x 11'9 (3.66m x 3.58m)

Window and door to rear aspect leading to rear garden, laminated wood style flooring, radiator and power points.

BEDROOM TWO

12'2 x 7'11 (3.71m x 2.41m)

Window to rear aspect, laminated wood style flooring, radiator and power points.

BATHROOM

Opaque window to side aspect, electric shower, three piece bathroom suite comprising of:- P shaped panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal, fully tiled walls, tiled floor and loft access.

GARDEN

Mainly paved and pebbled with garden shed.

PARKING

Off road parking for two cars.

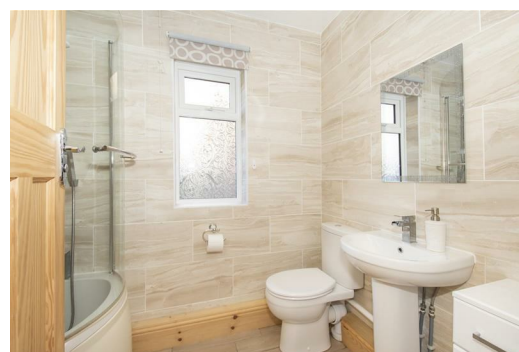
SERVICES

On mains for gas, drainage, electricity and sewage.

EPC RATING D

TENURE

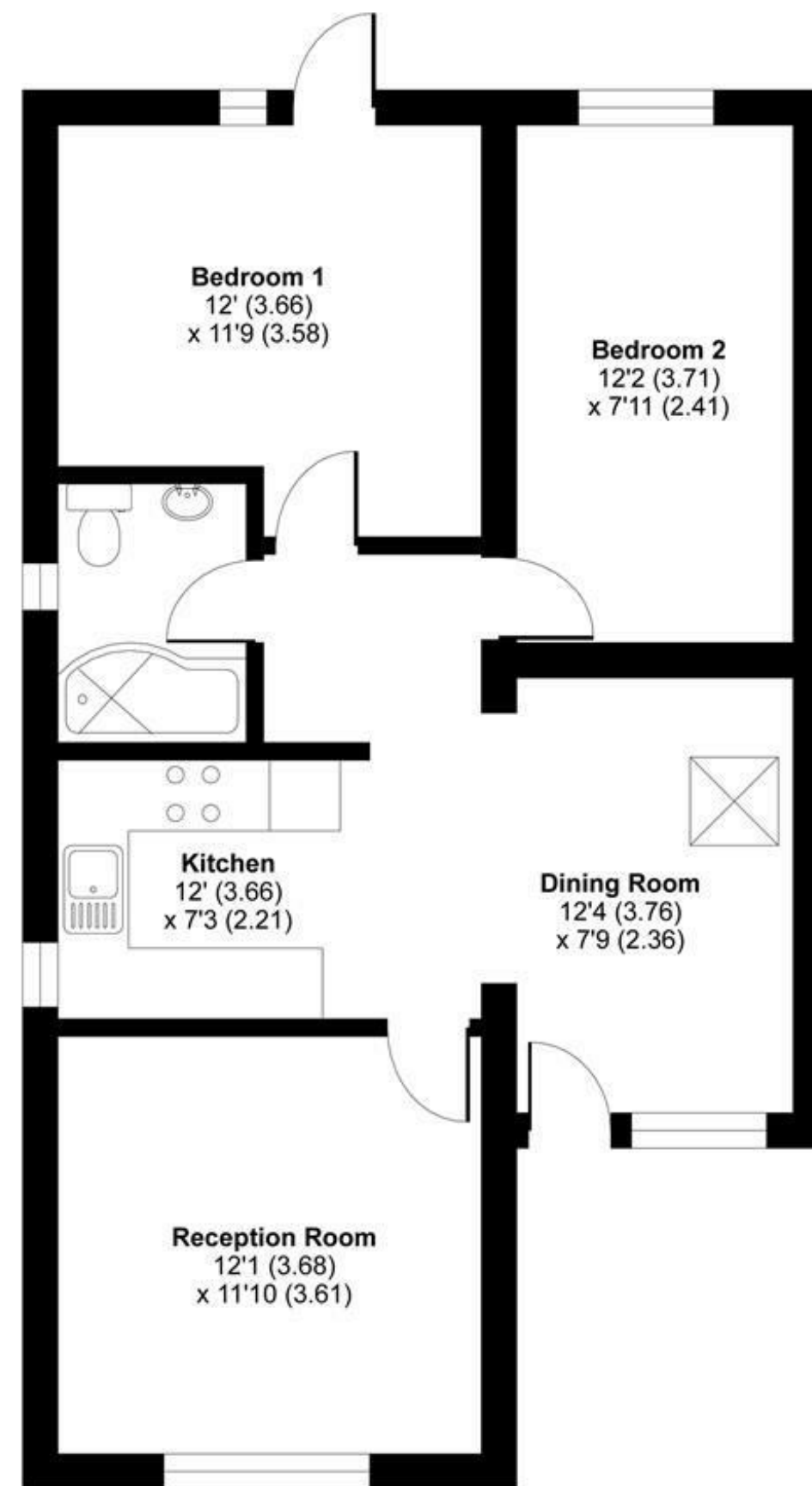
Freehold.



Station Road, Nafferton, Driffield

Approximate Area = 700 sq ft / 65.0 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Willowgreen Estate Agents. REF: 771145

