



**20B Middle Street
Driffield, Yorkshire YO25 4JS
Asking price £240,000**


WILLOWGREEN
ESTATE AGENTS

This beautiful two bedroom barn conversion is nestled in the heart of Nafferton, offering a perfect blend of rural charm and modern living. With a spacious and light-filled interior, this property boasts a courtyard, off-road parking, and a lovely garden, making it the ideal choice for those seeking a peaceful yet contemporary home.

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating C



ENTRANCE
Timber door into kitchen.

COUNCIL TAX BAND
The council tax band is A.

KITCHEN/DINER 12'5" x 11'9" (3.79 x 3.60)
With range of wall and base units, work surface over, tiled splash back, ceramic sink 1 1/2 bowl and mixer tap, space for washing machine and tumble dryer. Integrated fridge and freezer, two windows to front elevation, tiled flooring and doors to lounge and inner hallway.

NOTE

LOUNGE 14'8" x 12'1" (4.49 x 3.69)
A bright and airy room with three windows, French doors to garden, feature fireplace with gas stove in situ, radiator and TV point.

INNER HALLWAY 14'10" x 2'9" (4.54 x 0.86)
With radiator and doors to.

BEDROOM 1 9'4" x 12'3" (2.85 x 3.75)
With window to front elevation, loft access and radiator.

BEDROOM 2 8'5" x 8'11" (2.59 x 2.73)
With window to front elevation and radiator.

BATHROOM 5'6" x 9'0" (1.69 x 2.75)
With modern white suite comprising shower cubicle with shower over, panelled bath with taps, low level wc, pedestal wash hand basin, ceiling spotlighting, fully tiled, window to front elevation and extractor.

OUTSIDE
The property has an open plan gravelled and shrub frontage, hedging and the side garden is mainly laid to lawn with timber garden shed.

Outside tap, double socket and outside lighting.

PARKING
There is parking to the front of the property and visitor parking.

SERVICES
All mains services are connected.

TENURE
We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.





