



13 High Street
Driffield, YO25 4JR
Offers over £250,000

WILLOWGREEN
ESTATE AGENTS

A Delightful 3-Bedroom Period Cottage in a Sought-After Village Location

Nestled in the heart of a highly desirable village, this charming three-bedroom inner terraced cottage offers the perfect blend of period character and modern family living. Boasting three spacious double bedrooms, this deceptively generous property features two inviting reception rooms, ideal for both entertaining and relaxing. The standout statement bathroom adds a touch of luxury, while the well-maintained garden provides ample outdoor space for families, gardeners, or those who simply enjoy the outdoors.

Additional highlights include a brick-built store, greenhouse, and summerhouse, enhancing the property's appeal and versatility.

This is a rare opportunity to acquire a beautifully presented family home with character, space, and charm, all set within a vibrant and friendly village community. 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 HALL

With panelled walls, stairs leading off, quarry tiled flooring, thermostat, radiator and door to lounge.

LOUNGE 15'1" x 13'5" (4.60 x 4.09)

With feature stone faced fireplace, electric stove in situ, radiator, TV point, window to front elevation, open beamed ceiling and understairs cupboard.

Opening with archway into dining room.

DINING ROOM 14'0" x 11'0" (4.27 x 3.36)

With wall lighting, radiator, open beamed ceiling, radiator and French doors to garden.

KITCHEN 10'2" x 8'7" (3.10 x 2.62)

A cottage style fitted kitchen with wall, base and drawer units, space for slot in cooker, washing machine and fridge freezer, ceramic sink and mixer tap, work surface over with upstand, window to rear elevation and rear entrance door.

LANDING

With window to rear elevation, wall lighting and feature beam. Door to.

BEDROOM 1 15'1" x 12'1" (4.62 x 3.70)

With window to front elevation, storage cupboard, radiator, fitted wardrobes and dressing table.

BEDROOM 2 13'8" x 11'1" (4.17 x 3.40)

With window to rear elevation and radiator.

BEDROOM 3 15'1" x 9'1" (4.60 x 2.79)

With window to front elevation, feature cast iron fireplace and radiator.

BATHROOM

A superb statement bathroom with claw feet slipper bath, shower enclosure with shower over, vanity wash hand basin and low level wc, storage/ airing cupboard housing wall mounted gas central heating boiler, radiator, stripped flooring and window to rear elevation.

GARDEN

A beautiful cottage style garden with spacious brick store, power and light connected. Timber summerhouse and greenhouse. A super patio, large lawn, borders of

colourful shrubs, plants and flowers, securely fenced and beautiful climbers giving the garden a lovely private feel. Sunny south facing garden.

Outside lighting and outside tap.

PARKING

There is on street parking available.

TENURE

We understand that the property is freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is TBC.

COUNCIL TAX BAND

The council tax band is B.

NOTE





WG

13 Main Street, Nafferton, YO25

Approximate Gross Internal Floor Area = 111.7 sq m / 1203 sq ft

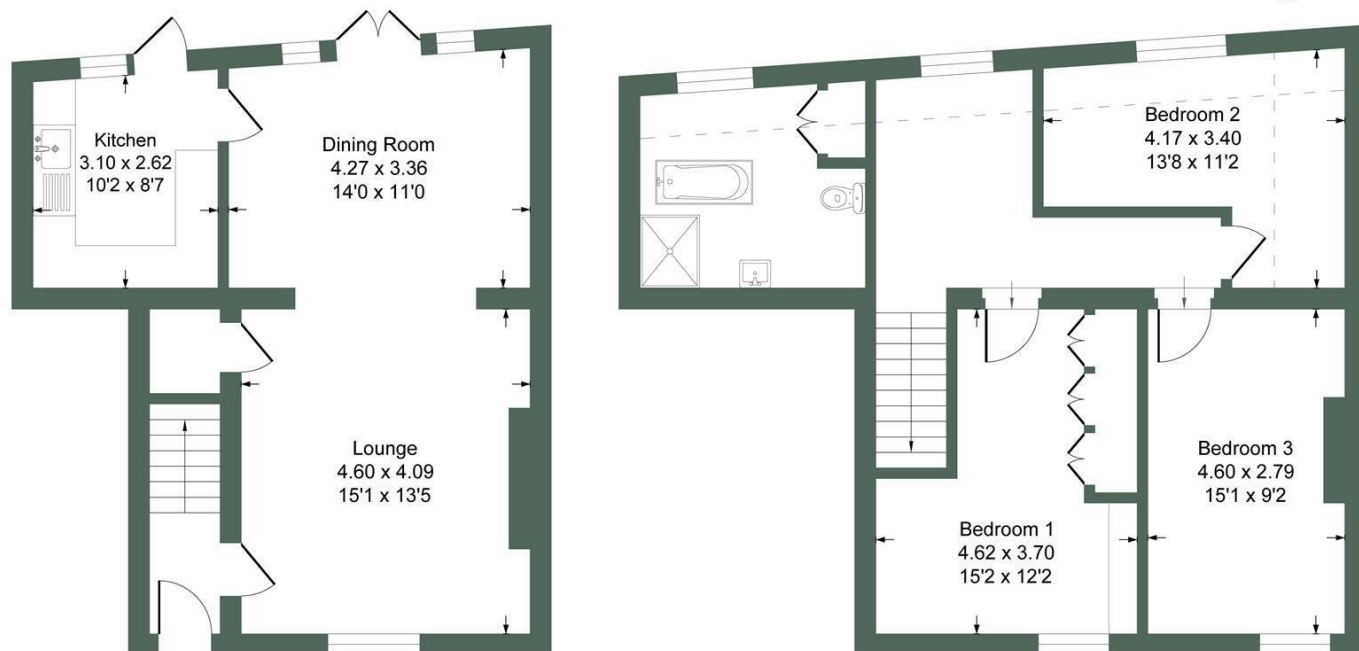
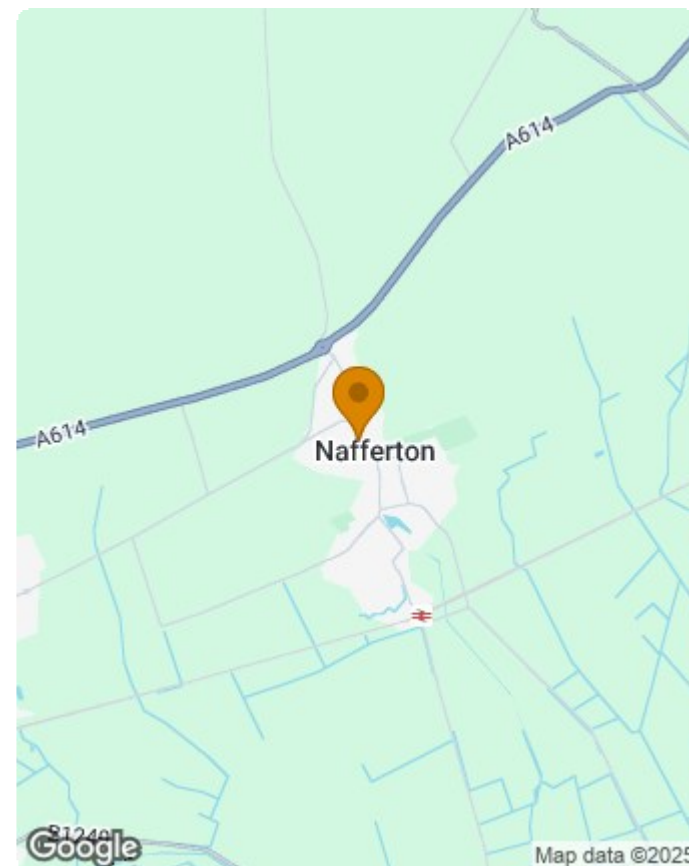


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(81-91) B		
(69-80) C		
(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	



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