



SCAMP
ALARM
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SALES & LETTING
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WG
WILLOWGREEN
ESTATE AGENTS
FOR SALE
01377 310077

34 Eastlands
Drifffield, YO25 4LA
Asking price £169,950


WILLOWGREEN
ESTATE AGENTS

A beautifully presented three bedroom semi-detached house which has a communal parking area, good sized rear garden and benefits from gas central heating and Upvc double glazing. GREAT VILLAGE LOCATION! Close to the recreation ground and village school. PERFECT FIRST TIME BUYER OR NEXT TIME BUYER.

The property briefly comprises, entrance hall, kitchen/ dining room, lounge, conservatory, first floor landing with three bedrooms and family bathroom.

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 D.



ENTRANCE HALL

With UPVC door into, laminate flooring, stairs leading off, radiator and doors to.

KITCHEN/ DINER

With range of wall and base units, tiled splash back, stainless steel sink unit with drainer and mixer tap, space for washing machine, cooker fridge freezer and dishwasher, vinyl flooring and radiator. Window to front elevation.

LOUNGE

With feature fireplace, oak beam, wood burning stove in situ, radiator, TV point and window to rear elevation.

CONSERVATORY

With French door to side elevation and radiator.

FIRST FLOOR LANDING

With loft access, window to side elevation and doors to.

BEDROOM ONE

With window to front elevation, storage cupboard, radiator and TV point.

BEDROOM TWO

With window to rear elevation and radiator.

BEDROOM THREE

With window to rear elevation and radiator.

BATHROOM

A modern white suite comprising 'P' shaped panelled bath with glass screen and thermostatic shower over, low level wc and pedestal wash hand basin, part tiled walls, heated towel ladder and vinyl flooring. Window to front elevation.

GARDEN

An open plan lawned frontage with granite sets and paving. To the rear there is a side gated access, lawn patio and garden store.

PARKING

There is a communal compound to the rear of the property or on street parking is readily available.

TENURE

We understand that the property is Freehold.

SERVICES

All mains services are connected to the property.

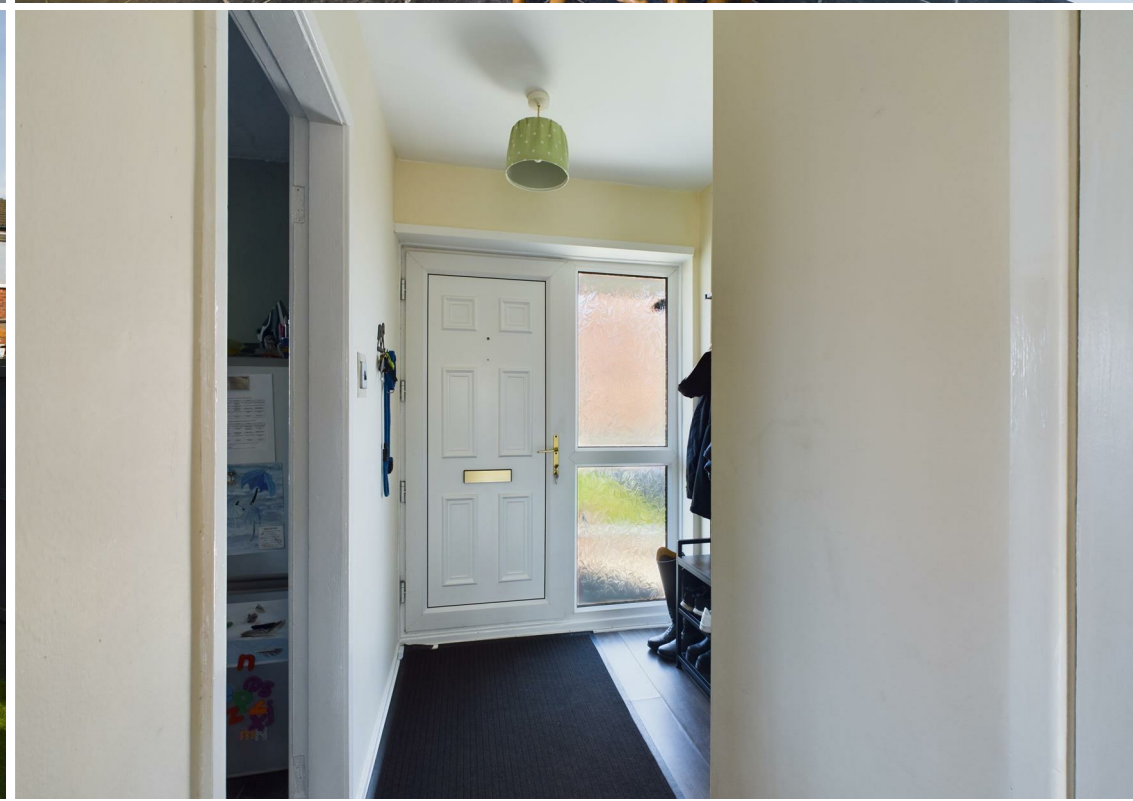
ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is D.

COUNCIL TAX BAND

The council tax banding is B.

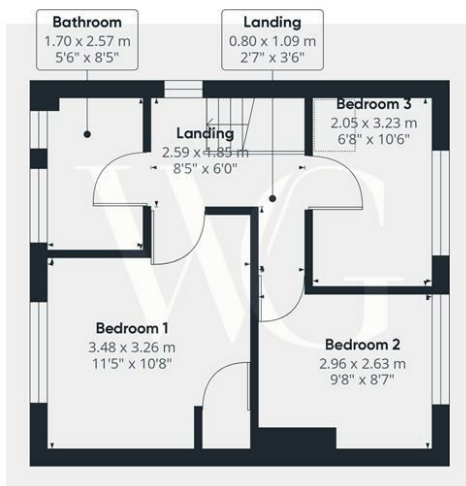
NOTE







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

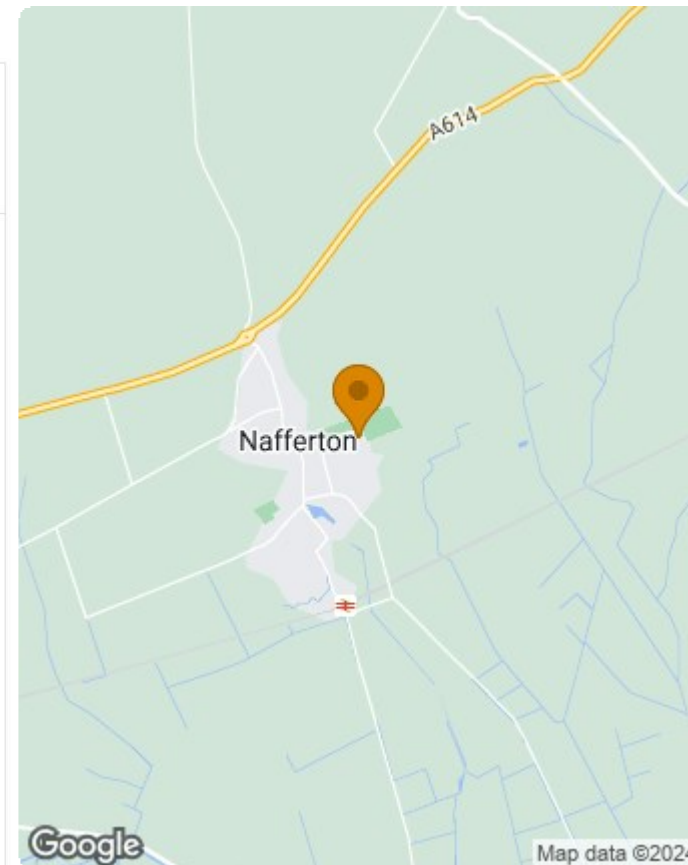
82.37 m²

886.6 ft²

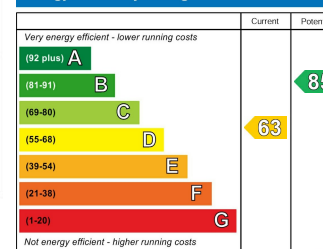
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



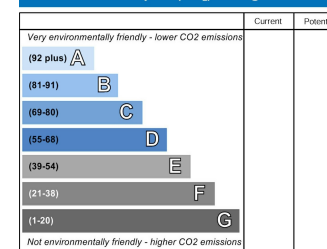
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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