



Nethergate, Nafferton, East Yorkshire, YO25 4LP

£750,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE







# Nethergate, Nafferton, East Yorkshire, YO25 4LP

**£750,000**

West Beck, 2 Nethergate is the most beautiful, luxurious and perfect family home located on the desirable Nethergate in the sought after village of Nafferton.

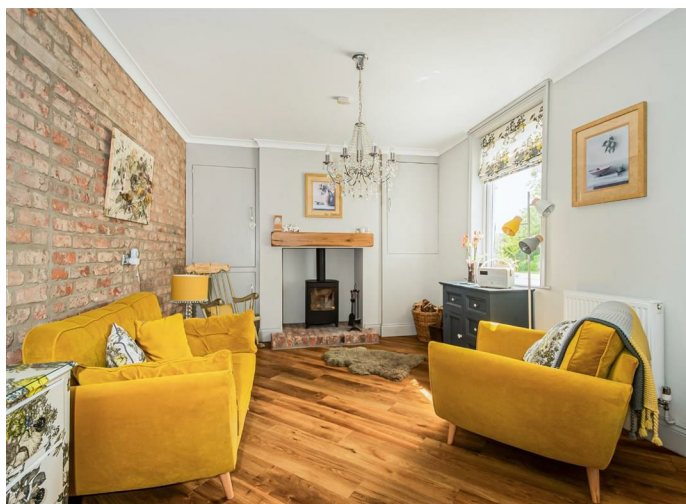
Originally run as a ballet school, it is not surprising the home has a graceful elegance throughout.

The property has so much to offer and briefly comprises; entrance hallway, guest cloakroom, large lounge with log burner - excellent for family evenings, snug room, a spacious open plan kitchen/dining area/day room with log burner - perfect for socialising and hosting, a convenient utility, boot room, master bedroom with en-suite and office/walk in wardrobe, three further double bedrooms, walk in wardrobe and an opulent house bathroom. Externally the property sits on a generous plot with a delightful pond, convenient outbuildings and a beautifully lawned garden to the rear, a patio area with firepit and outdoor kitchen - perfect for relaxing and watching the sun set in the south facing garden of approximately 2/3 of an acre.

Ample parking is included with the property, allowing you to store more than one vehicle at any time.

Nafferton is in the heart of the Wolds in the East Riding of Yorkshire. It is conveniently situated 3 miles from the Market Town of Driffield, 10 miles from the seaside resort of Bridlington, 19 miles from the historic town of Beverley, 30 miles from bustling Hull and the historic City of York. Boasting many amenities for a village of its size including a convenience store/Post Office with banking facilities, 3 Pubs, a fish and chip shop, along with a hairdressers, a Chiropactor and is well served by bus and train.

The village school, Nafferton Primary School, which boasts Beacon Status and has an excellent reputation.







Entrance Hall



Guest Cloakroom



UPVC sliding sash windows to the front of the property, wooden flooring, coving, understairs cupboard, radiators, power points and stairs to first floor landing.



UPVC window to the side aspect of the property, coving, kamdean flooring, radiator, low flush WC and wash hand basin with pedestal.





Day Room



Snug



UPVC window to the rear aspect of the property, coving, radiator, cupboard housing the boiler, feature fireplace with log burning stove, kamdean flooring, and power points.



UPVC sliding sash window to the front of the property, coving, book shelves, TV point, power points and gas fire.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>71</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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## West Beck House, 2 Nethergate, YO25

Approximate Gross Internal Floor Area = 257.6 sq m / 2774 sq ft

Garage Area = 74.7 sq m / 805 sq ft

Outbuilding Area = 7.4 sq m / 80 sq ft

Total Area = 339.8 sq m / 3658 sq ft



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

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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