

# HUNTERS®

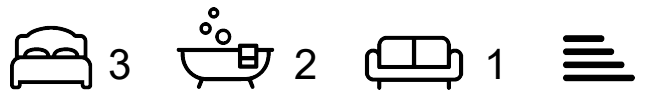
HERE TO GET *you* THERE



## Wold Road

Nafferton, Driffield, YO25 4LD

Auction Guide £285,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £285,000 \* BIDDING CLOSES 18 JULY 3.30PM \* FEES APPLY \*

We are delighted to offer onto the market this three bedroom detached bungalow, ideally positioned with rolling country views to all aspects.

The property itself is in need of cosmetic updated but offers a good sized plot measuring approximately 1.27 Acres.

The accommodation briefly comprises Entrance Hall, Inner Hall, Lounge / Dining Room, Kitchen, Sitting Room / Bedroom Three, Master Bedroom, Second Bedroom, Bathroom, Shower Room and WC.

To the outside is offered large garden, paddock, various outbuildings and garage, side paddock.

Viewings are a must to avoid missing out on this amazing opportunity.



Entrance Hall

Lounge/diner 19'7" x 12'5" (5.99m x 3.81m)

Kitchen 9'10" x 11'10" (3.00m x 3.61m )

Reception room 2/ Bedroom 3 9'10" x 11'10" (3.00m x 3.63m )

Bedroom 1 12'4" x 10'5" (3.76m x 3.18m )

Bedroom 2 9'3" x 8'7" (2.84m x 2.62m )

Bathroom 5'10" x 5'4" (1.80m x 1.63m )

Shower Room 4'5" x 4'11" (1.35m x 1.50m )

WC 1'9" x 2'5" (0.54m x 0.76m )

Area Map



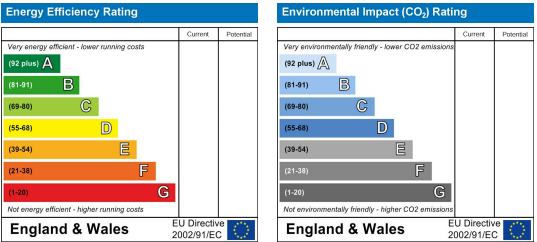
Floor Plans



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.