



**£495,000**

**The Old Coach House,  
11 Parsonage Close, Nafferton**

**SERVICES**  
 Mains water, electricity and drainage are all connected to the property. None of the services or installations have been tested. PV solar panels have been installed on the South and West aspect

**TENURE**  
 The property is held under freehold title with vacant possession on completion

**COUNCIL TAX**  
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council tax Band 'E'.

**VIEWING**  
 Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
 If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

**ENTRANCE HALL**

With oak staircase leading off, engineered oak flooring, under stairs storage cupboard, inset ceiling spotlights, zone thermostat for the under floor heating and exposed beams to the ceiling.

**LIVING ROOM**

Double French doors open onto the garden, and there are inset ceiling spotlights, a TV aerial point, a zone thermostat for the underfloor heating, and a fitted bookcase.

**KITCHEN**

Fitted with an excellent range of bespoke units with granite worktops over, twin bowl Belfast sink with mixer tap, base, wall and drawer units, Rangemaster cooker with two ovens, grill, warming drawer, five ring ceramic hob, warming plate and extractor hood over, integrated dishwasher and fridge, travertine effect tiled floor, central island incorporating a breakfast bar, zone thermostat for the underfloor heating, inset ceiling spotlights and exposed beams to the ceiling.

**DAY ROOM**

With engineered oak flooring, zone thermostat for the underfloor heating, fitted bookcase, TV aerial point, twin French doors to the garden, vaulted ceiling with featured king post truss and featured exposed brick pillars. The day room is open-plan to the kitchen, making it a superb space for entertaining.

**BEDROOM THREE**

With engineered oak flooring, zone thermostat for the under floor heating and cupboard housing the manifolds for the underfloor heating.

**EN-SUITE SHOWER ROOM**

With large shower enclosure featuring a rainfall shower head, fully tiled walls and floor, dual flush low level WC, pedestal wash hand basin, chrome

heated towel rail, extractor fan and inset ceiling spotlights.

**LAUNDRY ROOM**

With ceramic tiled floor, plumbing for an automatic washing machine and fitted shelving.

**FIRST FLOOR**

**LANDING**

With inset ceiling spotlights and zone thermostat for the heating.

**BEDROOM ONE**

With double doors and a Juliet balcony giving views over the garden, two double radiators, inset ceiling spotlights and TV aerial point.

**BEDROOM TWO**

With two double radiators, velux roof light window and inset ceiling spotlights.

**BATHROOM**

With three piece suite including corner bath, dual flush low level WC, pedestal wash hand basin, painted wood floor, heated towel rail, inset ceiling spotlights, extractor fan and tiled splashbacks.

**OUTSIDE**

The property stands on a fully walled, good-sized plot with a gravelled drive to the front, providing off-street parking for several vehicles and giving access to the single garage located to the rear. There is a good-sized private garden to the southern aspect with lawn and borders. There is also an outside tap, EV charging point and featured lighting.

**SINGLE GARAGE 16'4" x 11'7"**

With power and light connected.

# The Old Coach House, 11 Parsonage Close, Nafferton, East Yorkshire, YO25 4HH

An outstanding Coach House conversion in a prime location within one of the region's most popular villages. This former coach house to Nafferton Hall was converted by renowned local developer Jonathan Walker of Lund in 2013 and now offers the opportunity for discerning purchasers to acquire a truly unique and rather special new home.

With a host of features such as underfloor heating from air source heat pumps, engineered oak flooring, exposed beams and oak doors, the property oozes character, charm and quality. Solar panels have recently been added to help reduce the electricity bills!

**Location**  
Nafferton is situated at the foot of the Yorkshire Wolds. The village benefits from a railway station (Hull to Scarborough line) and a regular bus service to Beverley, Driffield, Hull, Bridlington and Scarborough. The village has a good range of facilities including Post Office, newsagent, convenience store, beauticians, three public houses, a well regarded primary school, a thriving sports club and a Doctors surgery.

