



SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon 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 'C'.

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.



Guide Price
£240,000

15 Rudds Green,
Nafferton, YO25 4PF



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15 Rudds Green, Nafferton, YO25 4PF

DESCRIPTION

A simply stunning property which is proudly brought to the market in immaculate condition throughout. 15 Rudds Green is a three bedroom semi-detached property which was newly built in 2019 by a reputable builder, 'Allon Homes'. Boasting high specification and top quality fixtures and fittings throughout, it is a fantastic opportunity to purchase a stunning home on an exclusive development. The property is also conveniently located to the village school and railway station so is perfect for a wide variety of buyers. Viewings are highly recommended. The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing with primary bedroom and en-suite, two additional bedrooms, family bathroom, rear garden and off street parking.

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 Hull, Beverley, Driffield, Bridlington and Scarborough. The village has a good range of facilities including convenience store, fish and chip shop, brand new Spar and garage, beauty salon, public houses, a tea shop and Beacon status primary school together with a thriving sports club/ community centre and Doctors surgery.



THE ACCOMMODATION COMPRISES: ENTRANCE HALL- 4'8 (1.44m) x 3'9 (1.16m)

Composite door to the front aspect, partially panelled walls, laminated flooring and radiator.

WC- 3'5 (1.05m) x 4'9 (1.45m)

Inset spotlights, low flush WC, wall mounted sink with vanity unit, mixer tap and tiled splash back, laminated flooring, radiator and extractor fan.

LOUNGE- 12'6 (3.83m) x 17'5 (5.32m)

Contemporary and modern living area with window to the front aspect, stairs leading to the first floor landing, understairs cupboard, stylish log burning stove, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 16'1 (4.92m) x 11'10 (3.61m)

Naturally light and bright with Bi-folding doors to the rear aspect, inset spotlights, built in storage cupboard, splash back, a range of wall and base units with island, sink with drainer unit and mixer tap with pull down hose, integrated fridge/freezer, integrated dishwasher, built in eye-level double oven, gas hob with glass splash back, extractor hood, laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 4'10 (1.49m) x 6'9 (2.07m)

Inset spotlights, fitted carpets, radiator and power points. There is also access to the loft which is boarded out.

BEDROOM ONE- 10'2 (3.12m) x 11'0 (3.36m)

Double primary bedroom with window to the

front aspect, inset spotlights, fitted carpets, radiator and power points.

EN-SUITE- 5'7 (1.70m) x 6'6 (2.00m)

Opaque window to the front aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, wall mounted sink with tiled splash back and vanity unit, large walk in fully tiled shower with rainfall head, tiled flooring, heated towel rail and extractor fan.

BEDROOM TWO- 8'0 (2.44m) x 12'3 (3.73m)

Another double bedroom with window to the rear aspect, inset spotlights, built in shelving, fitted carpets, radiator and power points.

BEDROOM THREE- 7'10 (2.41m) x 8'7 (2.62m)

Window to the rear aspect, inset spotlights, fitted carpets, radiator and power points.

BATHROOM- 5'7 (1.70m) x 7'4 (2.26m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and splash back, 'P' shaped bath with over head rainfall shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

South facing sunny garden which is mainly laid with lawn, patio area to the immediate rear, planted flowers and shrubs, timber fencing with gated side access.

PARKING

Off street parking for two cars.