



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Guide Price**  
**£240,000**

**1 Rudds Green,**  
**Nafferton, YO25 4PF**

**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.



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**Dee Atkinson & Harrison**





# 1 Rudds Green, Nafferton, YO25 4PF

## DESCRIPTION

An excellent opportunity to purchase a beautifully maintained home, 1 Rudds Green is a three bedroom semi-detached property located in the highly sought after village of Nafferton. Located in a quiet and exclusive cul-de-sac, this newly built home offers contemporary open plan modern living with a neutral palette throughout. Brought to the market with NO ONWARD CHAIN, this property would be ideal for both first time buyers or those potential buyers looking to downsize without compromising on space or size. Viewings are highly recommended!

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing, primary bedroom with 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- 4'7 (1.40m) x 3'7 (1.10m)

Composite door to the front aspect, wood effect laminated flooring and power points.

### WC- 3'4 (1.03m) x 4'9 (1.45m)

Inset spotlights, low flush WC, sink with vanity unit and splash back, wood effect laminated flooring and radiator.

### LOUNGE- 13'3 (4.06m) x 17'6 (5.36m)

Cosy living area with window to the front aspect, inset spotlights, stairs leading to the first floor landing with understairs cupboard, laminated flooring, radiator, TV point and power points.

### OPEN PLAN KITCHEN/DINING AREA- 16'3 (4.95m) x 11'11 (3.65m)

A beautifully presented modern family area with Bi-folding doors to the rear aspect, inset spotlights, cupboard under the stairs which is ideal for storage and has plumbing for a washing machine, splash back, a range of shaker style wall and base units with breakfast bar and pendant lighting, sink with drainer unit and pull down hose, integrated fridge/freezer, integrated dishwasher, built in eye-level oven and microwave, gas hob with extractor hood, wood effect laminated flooring, radiator and power points.

### FIRST FLOOR LANDING- 7'2 (2.18m) x 6'10 (2.09m)

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

### BEDROOM ONE- 10'0 (3.07m) x 10'7 (3.24m)

Neutral and well-presented primary bedroom with window to the front aspect, inset

spotlights, built in storage cupboards, fitted carpets, radiator, TV point and power points.

### EN-SUITE- 5'6 (1.69m) x 6'7 (2.01m)

Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and splash back, large walk in shower cubicle, tiled flooring, heated towel rail and extractor hood.

### BEDROOM TWO- 7'10 (2.39m) x 11'11 (3.65m)

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

### BEDROOM THREE- 7'9 (2.38m) x 8'3 (2.53m)

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

### BATHROOM- 5'7 (1.71m) x 7'3 (2.21m)

Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and waterfall mixer tap, panelled bath with overhead shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

## GARDEN

Stunning North facing garden which is mainly laid with lawn, patio area to the immediate rear ideal for a seating area, timber fencing ensuring the garden is fully secure and gated side access.

## PARKING

Off street parking for two cars.