



3 Coppergate Close
Nafferton

YO25 4LX

ASKING PRICE OF

£375,000

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear Elevation



3



2



1



Off road
parking



Gas Central Heating

3 Coppergate Close, Nafferton, YO25 4LX

Standing on a generous plot within a quiet and much sought after cul-de-sac only a stones throw from the centre of the village and focal points which include the village Mere and Church. **This is a beautifully presented detached home on a good-sized plot offering a versatile range of accommodation.**

The likely appeal to a variety of buyers who prioritise location, the accommodation on offer certainly is unlikely to disappoint. Having been extended on the ground floor, the accommodation includes exceptionally spacious lounge featuring patio doors which look on to the rear garden, dining room which is again an exceptional size, fitted kitchen ground floor bedroom and WC. The first floor features two double bedrooms plus house bathroom. There is further scope to extend the property, if required.

Finally, mention must be made of the plot which is of exceptional proportion and includes gardens which extend to all sides of the property. They are established and feature various

areas which the vendor's have planned as seating areas designed to follow the daily sunshine!

There is off-street parking and this leads to a single garage.

NAFFERTON

Nafferton is situated south of the A614 (Driffield to Bridlington) road and north of the Hull to Scarborough railway line. The railway station and bus service provides public transport to the neighbouring coastal market towns including Driffield which is 2 miles distant. The village has a much sought after primary school, Norman Church standing on rising ground overlooking the springfed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.



Entrance Hall



Lounge



Dining Room



Dining Room

Accommodation

ENTRANCE HALL

With staircase leading off, radiator and fitted dado rail.

LOUNGE

25' 7" x 12' 11" (7.8m x 3.94m)

A very attractive and spacious 'through' room with window to the front and patio doors to the rear. Wall mounted electric fire and fitted dado rail, coved ceiling and two radiators.

DINING ROOM

13' 8" x 15' 9" (4.17m x 4.81m)

[Maximum measurement]. With side window and French doors to the front. Radiator and wood effect flooring. Coved ceiling.

KITCHEN

11' 0" x 9' 10" (3.37m x 3m)

Extensively fitted with a modern range of kitchen units featuring attractive base and wall mounted cupboards finished with Shaker style doors and chrome effect handles. Integrated appliances include electric oven and hob with extractor over, dishwasher and fridge freezer. Rear facing window and door leading into:

REAR ENTRANCE

With door to the exterior.

CLOAKROOM/WC

With low-level WC plus wash basin.

GROUND FLOOR BEDROOM

11' 6" x 10' 10" (3.53m x 3.32m)

An exceptionally attractive bedroom with front facing window. Laminate flooring, radiator and coved ceiling.

FIRST FLOOR

LANDING

BEDROOM 1

17' 9" x 12' 9" (5.42m x 3.91m)

An exceptionally spacious double bedroom with front facing window and side window. Radiator.

BEDROOM 2

17' 7" x 10' 10" (5.37m x 3.32m)

Another spacious double bedroom with front and side window. Radiator.

BATHROOM

With modern suite comprising panelled bath having a shower over with glass side screen. Fully tiled around the bath. Pedestal wash basin and low-level WC. Dual windows and inset lighting.



Kitchen



Cloakroom/WC



Bedroom



Bedroom

OUTSIDE

The property stands on a good-sized plot behind an established front garden with walled boundary. The gardens extend to all sides, most notably to the right-hand side of the property where there is a patio and seating area this in turn leads to the rear.

The rear garden is very established and features a large area of lawn with mature planted borders and seating areas. The other side of the property features more storage area.

There is off-street parking by way of a drive which leads to a single garage.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 138 square metres.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.



Bedroom



Bathroom



Side Elevation



Garden

WHAT'S YOURS WORTH?

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*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Patio and Seating Area

The stated EPC floor area, (which may exclude conservatories),
is approximately 138 sq m

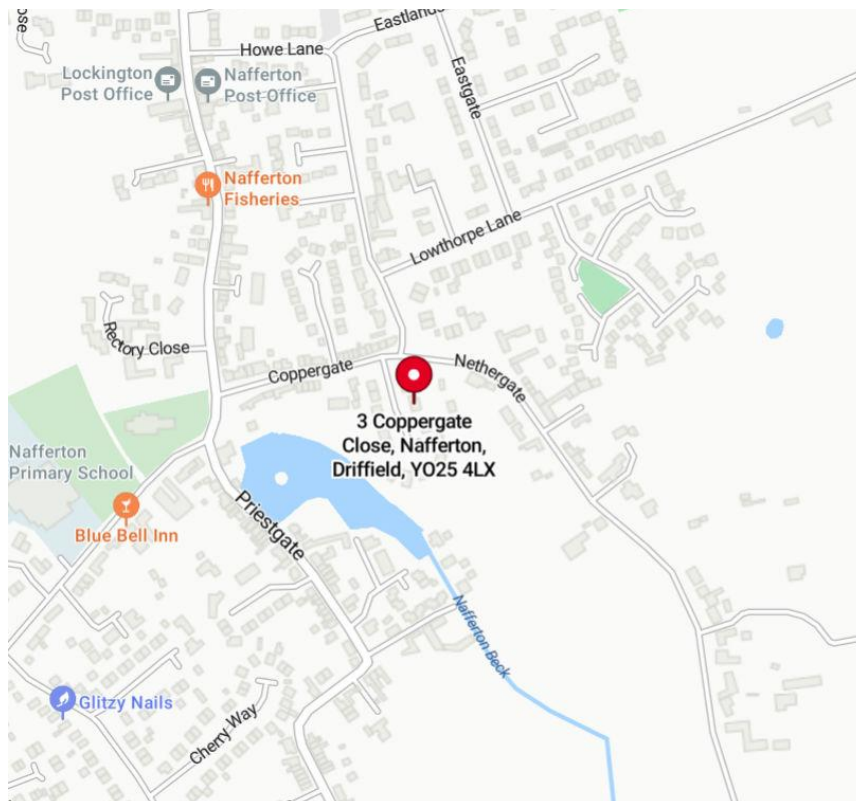
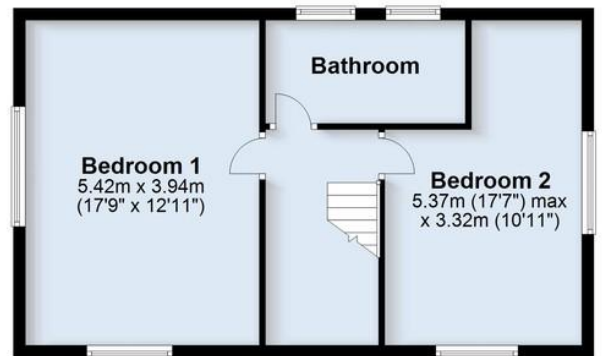
Ground Floor

Approx. 85.9 sq. metres (925.1 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.9 sq. feet)



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EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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