



SALES & LETTINGS
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WG
WILLOWGREEN
ESTATE AGENTS
FOR SALE
01377 310077

15a Coppergate
Drifffield, YO25 4LL
Asking price £170,000


WILLOWGREEN
ESTATE AGENTS

*** £5,000 Allowance Towards Deposit ***If you are looking for three generous bedrooms, LOOK NO FURTHER! This super village cottage style property is in a great location, close to the village mere and all amenities.

The property briefly comprises entrance into lounge, dining room, kitchen, landing, three double bedrooms and family bathroom. Garden and parking.

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 spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating D



ENTRANCE INTO LOUNGE

LOUNGE 15'11" x 11'3" (4.86 x 3.43)
With stairs leading off, radiator and TV point. Window to front elevation.

DINING ROOM 11'0" x 8'8" (3.37 x 2.65)
With understairs cupboard, window to side elevation, radiator and laminate flooring.

KITCHEN 12'7" x 9'8" (3.86 x 2.97)
With range of wall and base units, space for washing machine, fridge freezer and cooker, wall mounted gas central heating boiler, stainless steel sink and mixer tap, work surface over, tiled splash back and rear entrance door.

LANDING 5'9" x 2'9" + 5'10" x 8'8" (1.77 x 0.84 + 1.79 x 2.65)
With loft access, airing cupboard and doors to.

BEDROOM 1 10'8" x 9'11" (3.26 x 3.03)
With window to rear elevation, radiator and TV point.

BEDROOM 2 7'10" x 11'4" (2.40 x 3.47)
With window to front elevation and radiator.

BEDROOM 3 7'10" x 11'3" (2.40 x 3.44)
With window to front elevation and radiator.

BATHROOM 7'10" x 5'6" (2.40 x 1.68)
A modern white suite comprising panelled bath with shower over, low level wc and pedestal wash hand basin and window to side elevation.

GARDEN
The property sits proud on the pavement, just a stone throw from the village mere. There is a rear garden, side pedestrian access and further vehicular access and parking next to the rear garden.

PARKING
The parking is in the curtilage of the rear garden.

TENURE
We understand that the property is Freehold.

SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

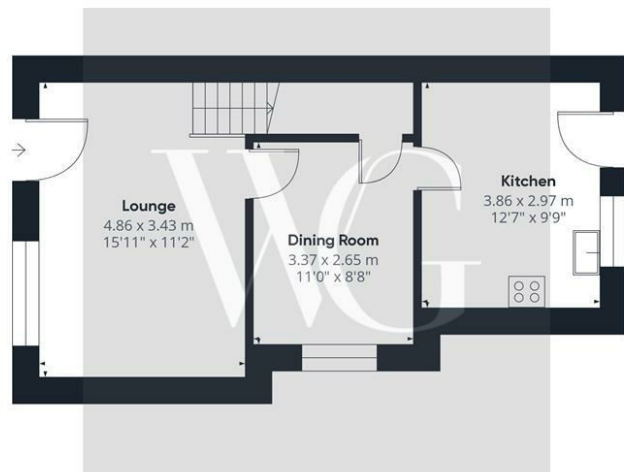
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is B.

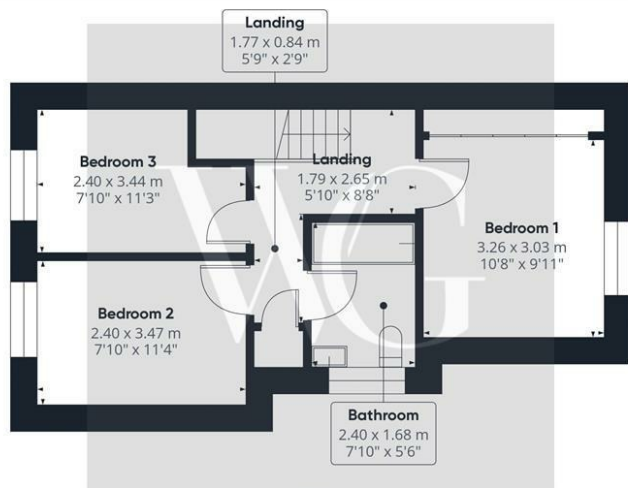
NOTE
The property is for sale with no chain.







Floor 1



Floor 2

WG

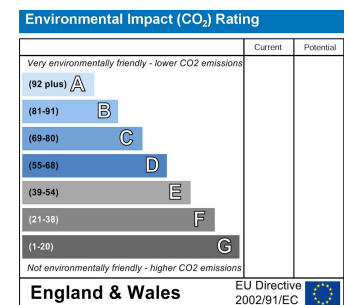
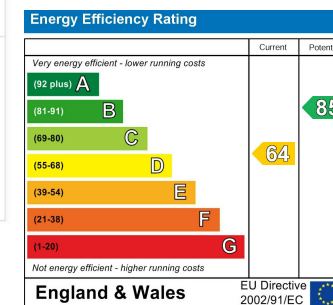
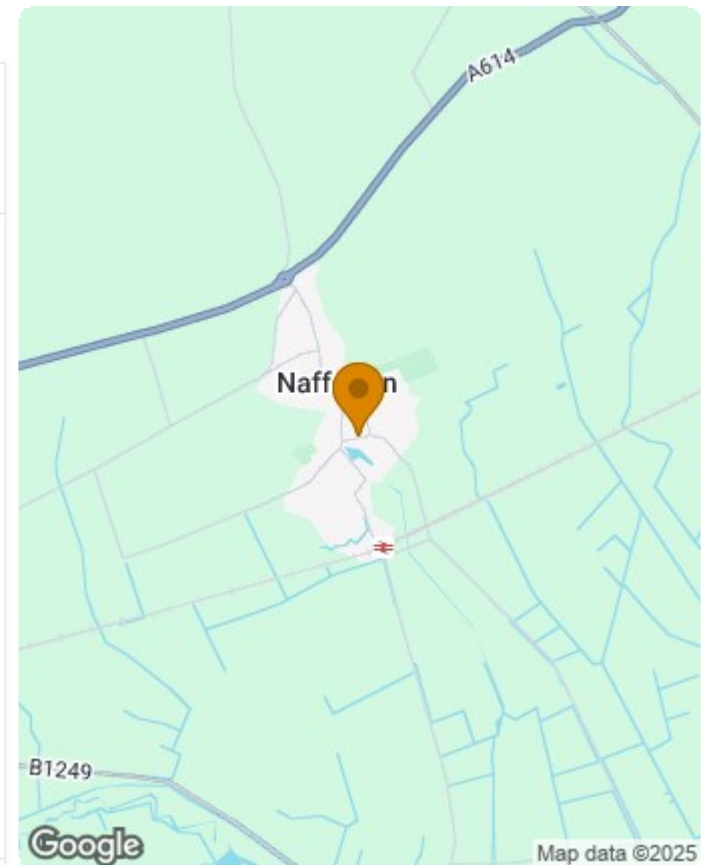
Approximate total area[®]
76.58 m²
824.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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