



## 15a Coppergate, Nafferton, Driffield, East Yorkshire, YO25 4LL

- Well Presented Semi Detached House
- Entrance into Lounge
- Kitchen
- Three Bedrooms
- Rear Garden with Parking Space
- Pleasant Village Location close to the Church
- Dining Room
- First Floor Landing
- Bathroom
- Gas Central Heating System & Double Glazing

**Offers In The Region Of £180,000**



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# 15a Coppergate, Nafferton, Driffield, East Yorkshire, YO25 4LL

Well presented three bedroom semi detached house, located close to All Saints Church. Highly recommended for an early viewing to fully appreciate this super home. Entrance direct into lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. On the outside there is a rear garden area with off road parking for two cars. Gas fired central heating system and double glazing. Viewing via Leonards please.

## Location

The village of Nafferton is situated south of the A614 (Driffield to Bridlington) and north of the Hull to Scarborough railway line. There is a local railway station and bus service which provides public transport to the neighbouring coastal market towns including Driffield which is approx. 2 miles away. The village provides amenities including a primary school, All Saints Church with additional facilities including a post office, public houses and sports/recreation ground.

## Entrance into Lounge

15'11" x 11'4" (4.876m x 3.463m)

Main front entrance door provides access directly into the lounge area. Window to the front elevation, feature fire surround, radiator and stairs leading off to the first floor accommodation. Access leads into:

## Dining Room

11'0" x 8'8" (3.377m x 2.660m)

Window to the side elevation, radiator, wooden effect flooring and useful under stairs cupboard.

## Kitchen

12'7" x 9'9" (3.859m x 2.972m)

Fitted with a range of base and wall units with single drainer sink unit and contrasting work surfaces over with part tiled splashbacks. Space for appliances of gas cooker, washing machine and upright fridge freezer. Window to the rear elevation with adjoining rear entrance door. Wall mounted gas fired central heating boiler and radiator.

## First Floor Landing

Airing cupboard with tank and access doors to all rooms off.

## Bedroom One

10'8" x 9'10" (3.276m x 3.010m)

Window to the rear elevation, radiator and range of wardrobes with hanging space and shelving.

## Bedroom Two

7'9" x 11'4" (2.379m x 3.464m)

Window to the front elevation and radiator.

## Bedroom Three

7'9" x 8'4" + 4'6" x 3'1" (2.382m x 2.542m + 1.391m x 0.960m)

Window to the front elevation and radiator.

## Bathroom

7'11" x 5'6" (2.426m x 1.698m)

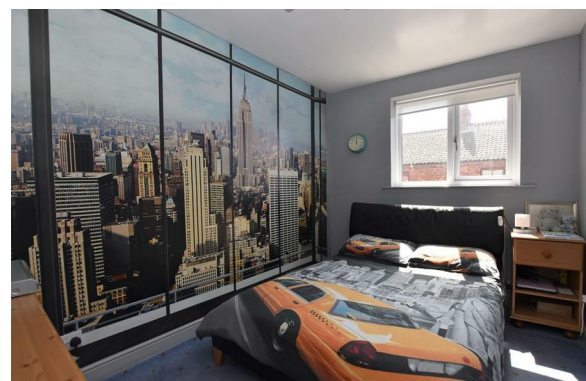
Fitted with three piece suite of bath with shower over, wash hand basin and WC. Window and tiled flooring.

## Outside

The property fronts directly onto the main footpath of Coppergate with a small front garden area. Side pedestrian access leads to the rear garden area. The rear is open plan and features a lawn area and off road parking provision for two cars. Vehicle access is via Sycamore Close with a right of way across the rear for the next door property.

## Energy Performance Certificate

The current energy rating on the property is D (64).



### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Personal Interest Declaration

Under the Estate Agents Act 1979 we are obliged to advise that the seller of this property is an employee of Leonards.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number NAF009013000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

### Services

The mains services of water, gas and electric are connected.

### Tenure

The tenure of this property is Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

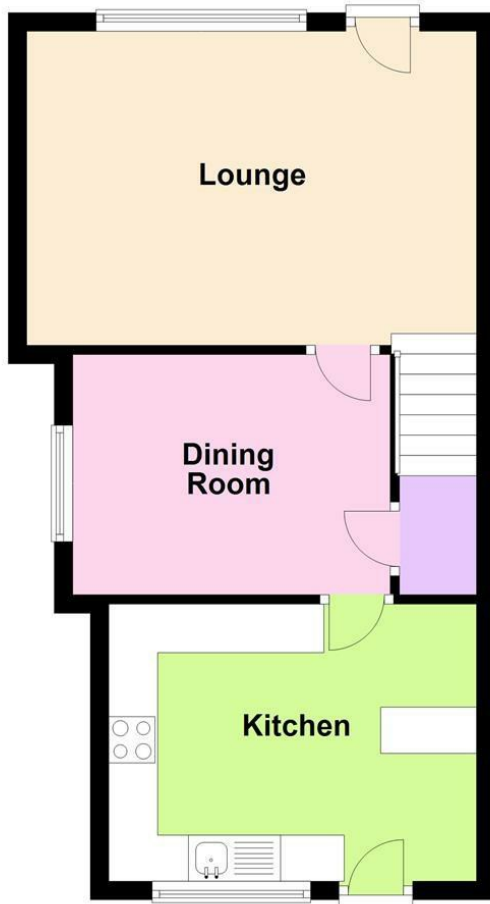
### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.





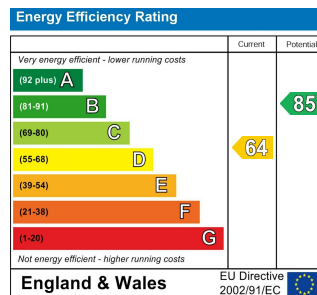
## Ground Floor



## First Floor



## 15a Coppergate, Nafferton



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### REFERRAL FEES

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