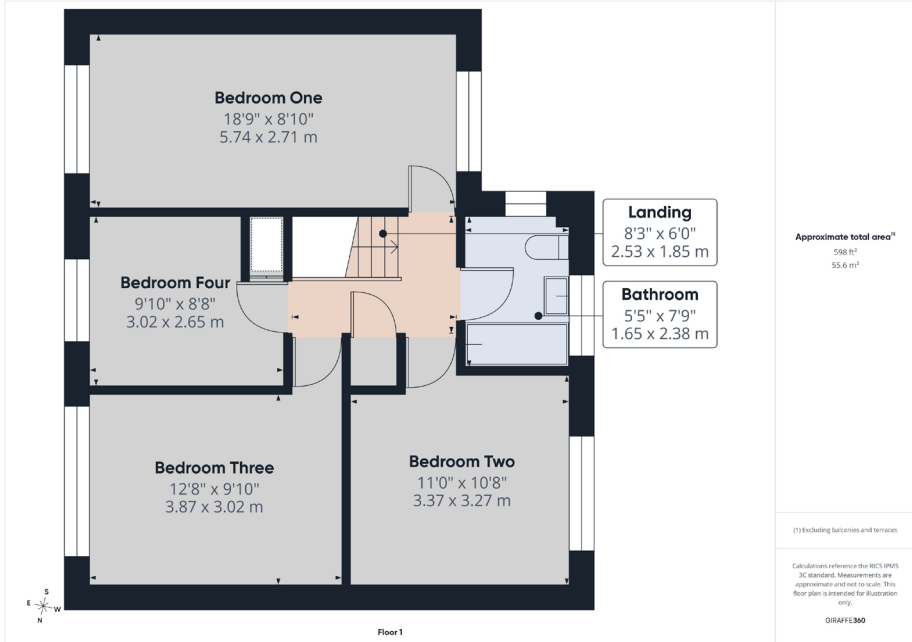
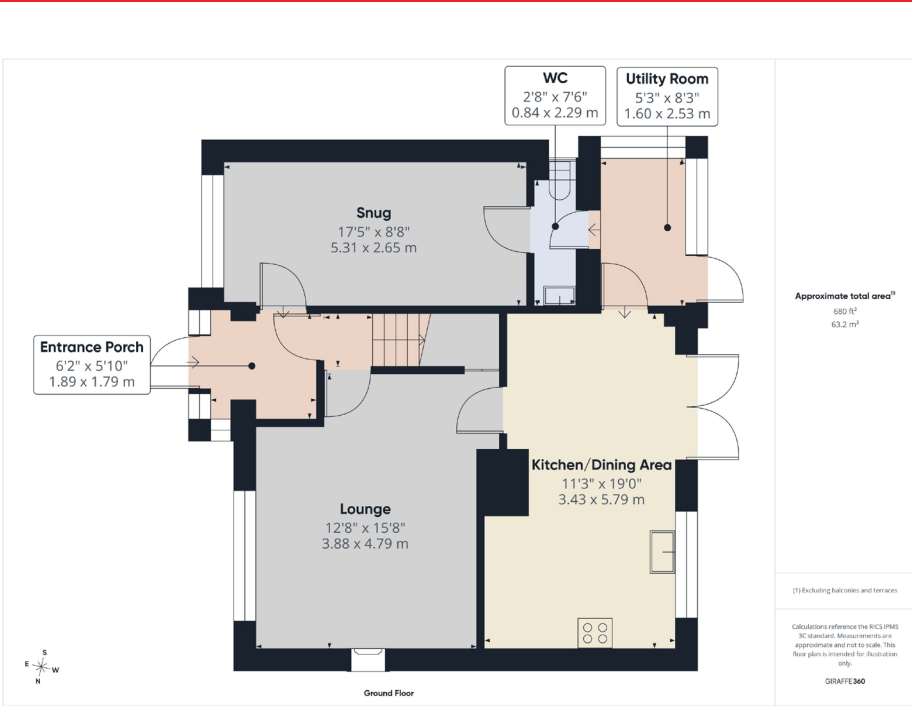




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Guide Price
£280,000

4 Coppergate Close,
Nafferton, YO25 4LX

SERVICES

Understood to be connected to mains. Mains water, gas 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 'B'.

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



4 Coppergate Close, Nafferton, YO25 4LX

DESCRIPTION

Situated in a highly sought after village location, 4 Coppergate is a well proportioned four-bedroom semi-detached home which presents an excellent opportunity for buyers looking to create an ideal family home for themselves. Offered to the market with no onward chain, the property boasts spacious and versatile accommodation throughout making it suitable for many potential buyers. It is well balanced with four good size bedrooms and flexible living space to the ground floor and has been well cared for over the years. It does however, have excellent scope for some modernisation allowing you to make the property fully tailored and personalised to your own style. The property briefly comprises:- entrance porch, hallway, lounge, open plan kitchen/dining area, utility room, snug, WC, first floor landing with four 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 PORCH

Door and windows to the front aspect, coving, vinyl flooring, radiator, telephone point and power points.

HALLWAY

Coving, dado rail, stairs leading to the first floor landing and vinyl flooring.

LOUNGE- 12'8 (3.88m) x 15'8 (4.79m)

Spacious living area with window to the front aspect, coving, electric firepalce with surround and hearth, vinyl flooring, radiator, TV point and power points.

KITCHEN/DINING AREA- 11'3 (3.43m) x 19'0 (5.74m)

Open plan kitchen/diner with French doors and window to the rear aspect, inset spotlights, coving, dado rail, tiled splash back, a range of wall and base units with breakfast bar, one and a half sink with drainer unit, plumbing for dishwasher, integrated fridge, Belling oven with gas hob, extractor hood, vinyl flooring, radiator and power points.

SNUG- 17'5 (5.31m) x 8'8 (2.65m)

Window to the front aspect, wall mounted cupboards, vinyl flooring, radiator, TV point and power points.

WC

Opaque window to the side aspect, dado rail, sink with vanity unit and mixer tap, vinyl flooring and heated towel rail.

UTILITY ROOM- 5'3 (1.60m) x 8'3 (2.53m)

Door to the rear aspect, windows to the rear and side aspect, worktop space, plumbing for washing machine, space for dryer, vinyl flooring and power points.

FIRST FLOOR LANDING

Coving, dado rail, built in storage cupboard with shelving and fitted carpets.

BEDROOM ONE- 18'9 (5.74m) x 8'10 (2.71m)

Double bedroom with window to the front and rear aspect, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 11'0 (3.37m) x 10'8 (3.27m)

Another double bedroom with window to the rear aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 12'8 (3.87m) x 9'10 (3.02m)

A third double bedroom with window to the front aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 9'10 (3.02m) x 8'8 (2.65m)

Window to the front aspect, built in wardrobes, fitted carpets, radiator, TV point and power points.

BATHROOM- 5'5 (1.65m) x 7'9 (2.38m)

Opaque window to the rear and side aspect, coving, inset spotlights, full tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with over head shower and shower attachment, vinyl flooring and heated towel rail.

GARDEN

Easily maintainable West facing garden which is laid with patio, summer house, garden shed, planted shrubs and flowers, partial timber fencing and walled with gated side access.

PARKING

Off street parking for two cars.

