3 Coppergate Close
Nafferton
YO25 4LX

ASKING PRICE OF

£350,000

3 Bedroom Detached house

Ullyotts
EST 1891

01377 253456

Rear

3 | 2 | 1 | Garage & 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

Lounge

Lounge

Accommodation

ENTRANCE HALL
With staircase leading off, radiator and fitted dado rail.

LOUNGE
25' 5" x 12' 9" (7.75m x 3.91m)
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
15' 8" x 8' 3" (4.79m x 2.53m)
[Maximum measurement]. With side window and French doors to the front. Radiator and wood effect flooring. Coved ceiling.

KITCHEN
10' 10" x 9' 10" (3.31m x 3.01m)
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. 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' 3" x 10' 9" (3.44m x 3.3m)
An exceptionally attractive bedroom with front facing window. Laminate flooring, radiator and coved ceiling.

FIRST FLOOR

LANDING

BEDROOM 1
17' 8" x 12' 10" (5.39m x 3.92m)
An exceptionally spacious double bedroom with front facing window and side window. Radiator.

BEDROOM 2
17' 5" x 10' 10" (5.33m 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.

Dining Room

Dining Room

Kitchen

Ground Floor Bedroom

Pedestal wash basin and low-level WC. Dual windows and inset lighting.

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

Bedroom 1

Bedroom 1

Bedroom 2

Bathroom

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.

WHAT'S YOURS WORTH?
As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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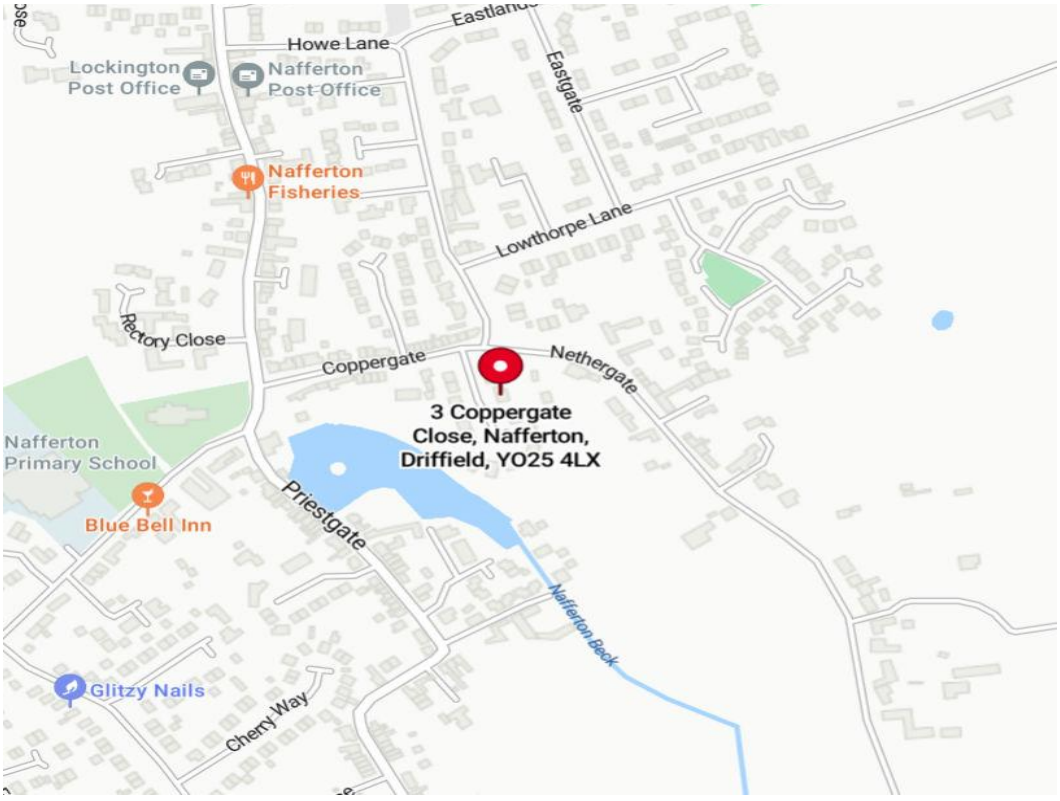
*by any local agent offering the same level of service.

VIEWING
Strictly by appointment with Ullyotts.

Regulated by RICS

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



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Ullyotts guarantee that we will never be beaten on fees.

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Professional Accreditations

Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

Ullyotts

EST 1891

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