



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Guide Price
£240,000

**16 Rudds Green,
Nafferton, YO25 4PF**

SERVICES
Understood to all be connected to mains. Mains gas, water 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 'C'.

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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THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 4'7 (1.40m) x 3'7 (1.10m)

Composite door to the front aspect, wood effect laminated flooring and power points.

WC- 3'4 (1.03m) x 4'9 (1.45m)

Inset spotlights, low flush WC, sink with vanity unity and splash back, wood effect laminated flooring and radiator.

LOUNGE- 13'3 (4.06m) x 17'6 (5.36m)

Spacious yet cosy living area with window to the front aspect, inset spotlights, stairs leading to the first floor landing with understairs cupboard, fitted carpets, radiator, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 16'3 (4.95m) x 11'11 (3.65m)

Bi-folding doors to the rear aspect, inset spotlights, cupboard under the stairs which is ideal for storage and has plumbing for a washing machine, splash back, a range of high gloss wall and base units, sink with drainer unit and pull down hose, integrated fridge/freezer, integrated dishwasher, built in eye-level ovens and microwave, gas hob with extractor hood, wood effect laminated flooring, radiator and power points.

FIRST FLOOR LANDING- 7'2 (2.18m) x 6'10 (2.09m)

Inset spotlights, fitted carpets, radiator and power points. There is also access to the loft.

BEDROOM ONE- 10'0 (3.07m) x 10'7 (3.24m)

Well-presented primary bedroom with window to the front aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

EN-SUITE- 5'6 (1.69m) x 6'7 (2.01m)

Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with wall mounted vanity unit, mixer tap and splash back, large walk in shower cubicle, tiled flooring, heated towel rail and extractor hood.

BEDROOM TWO- 7'10 (2.39m) x 11'11 (3.65m)

Window to the rear aspect, inset spotlights, fitted wardrobes, fitted carpets, radiator, TV point and power points.

BEDROOM THREE- 7'9 (2.38m) x 8'3 (2.53m)

Window to the rear aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

BATHROOM- 5'7 (1.71m) x 7'3 (2.21m)

Inset spotlights, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and waterfall mixer tap, 'P' shaped panelled bath with overhead rainfall shower and glass shower screen, tiled flooring, heated towel rail and extractor fan.

GARDEN

Stunning South-East facing garden which is mainly laid with lawn, patio area to the immediate rear ideal for a seating area, timber fencing ensuring the garden is fully secure and gated side access.

PARKING

Off street parking for two cars.

16 Rudds Green, Nafferton, YO25 4PF

DESCRIPTION

Built to a high specification, 16 Rudds Green is a modern three bedroom semi-detached home. Built in 2018 and in an exclusive, small development, the property would benefit to a variety of potential buyers either looking to downsize or upsize without compromising on space. Boasting a sunny South facing garden and an open plan kitchen/diner, this property really does represent a fantastic opportunity to purchase in a highly regarded village location.

The property briefly comprises:- entrance hall, WC, lounge, open plan kitchen/dining area, first floor landing, primary bedroom with en-suite, two additional 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, Driffild, 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.

