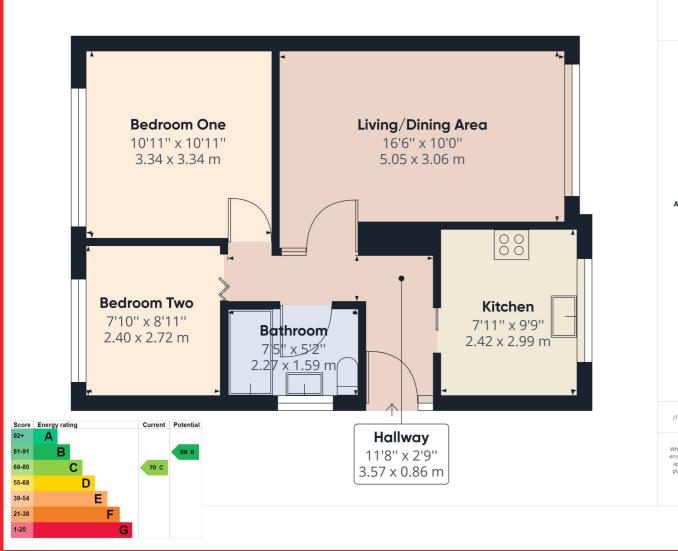
Dee Atkinson & Harrison

551.89 ft<sup>2</sup> 51.27 m<sup>2</sup>

GIRAFFE 360





## **Asking Price** £174,950





#### SERVICES

Undersood to all be connected to mains.

#### 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.

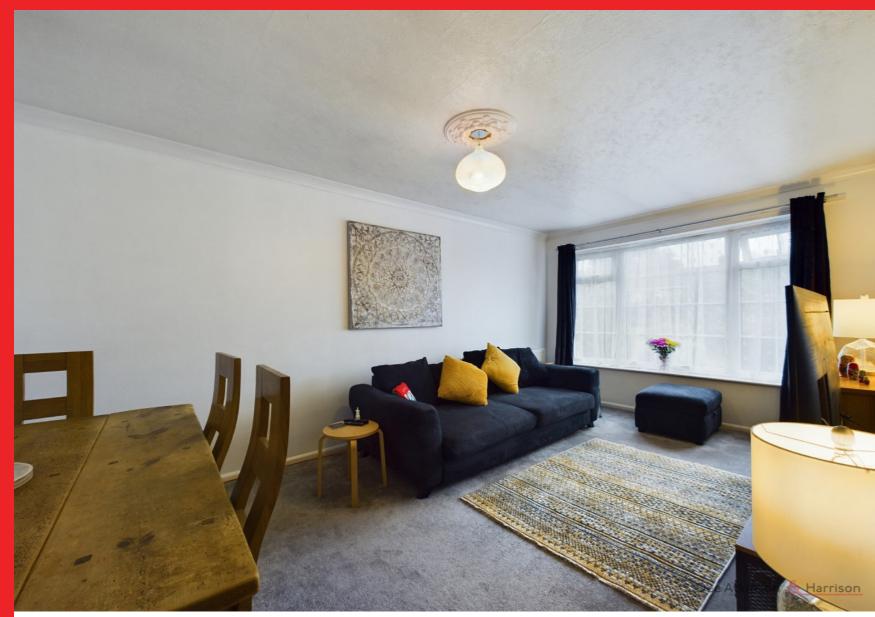


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# Dee Atkinson & Harrison

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

## 6 Cherry Drive, Nafferton, YO25 4LY



## 6 Cherry Drive, Nafferton, YO25 4LY

#### DESCRIPTION

Located in a prime village location, 6 Cherry Drive has been improved throughout to create a modern and sleek two bedroom bunglow ready to be moved into. Having undergone a full cosmetic make-over the property now also benefits from a brand new kitchen and bathroom. It sits on a great size plot with a neatly maintained and manageable garden. One to certainly be viewed!

The property briefly comprises:- entrance hall, lounge, kitchen, two double bedrooms, family bathroom, rear garden, detached single garage, front garden and ample 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 with Post Office, fish and chip shop, hairdressers, public houses and Beacon status primary school together with a thriving sports club/ community centre and Doctors surgery.

### THE ACCOMMODATION COMPRISES:-

#### ENTRANCE HALL

Door to the side aspect, coving, fitted carpets, radiator, power points and loft access.

#### LOUNGE/DINING AREA- 16'6 (5.05m) x 10'0 (3.06m) BATHROOM- 7'5 (2.27m) x 5'2 (1.59m)

Large bay window to the front aspect Newly fitted bathroom with opaque flooding the room with natural light, window to the side aspect, fully tiled coving, fitted carpets, radiator, TV point walls, three piece bathroom suite and power points. comprising:- low flush WC, sink with vanity unit, 'P' shaped bath with mixer taps and over head shower attachment, heated towel rail and vinyl flooring.

## KITCHEN- 7'11 (2.42m) x 9'9 (2.99m)

Well presented kitchen new kitchen with large window to the front aspect, coving, GARDEN cupboard housing the gas combi boiler, a range of wall and base shaker units, tiled South facing garden partially lawned with splash back, wooden worktops, white gravelled area, greenhouse, storage shed ceramic sink with drainer unit, plumbing and timber fencing securing throughout. for washing machine, integrated fridge/ freezer, free standing gas hob and electric **GARAGE** oven, glass splash back, extractor hood, wood effect flooring and power points. Up and over door, power and lighting.

### BEDROOM ONE- 10'11 (3.34m) x 10'11 PARKING (3.34m)

Double bedroom with window to the rear



aspect, coving, fitted carpets, radiator and power points.

## BEDROOM TWO- 7'10 (2.40m) x 8'11 (2.72m)

Window to the rear aspect, coving, fitted carpets, radiator and power points.

Off street parking for multiple cars.