



Approximate total area⁽¹⁾
551.89 ft²
51.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Asking Price
£174,950

6 Cherry Drive,
Nafferton, YO25 4LY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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 bungalow 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)

Large bay window to the front aspect flooding the room with natural light, coving, fitted carpets, radiator, TV point and power points.

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

Well presented kitchen new kitchen with large window to the front aspect, coving, cupboard housing the gas combi boiler, a range of wall and base shaker units, tiled splash back, wooden worktops, white ceramic sink with drainer unit, plumbing for washing machine, integrated fridge/freezer, free standing gas hob and electric oven, glass splash back, extractor hood, wood effect flooring and power points.

BEDROOM ONE- 10'11 (3.34m) x 10'11 (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.

BATHROOM- 7'5 (2.27m) x 5'2 (1.59m)

Newly fitted bathroom with opaque window to the side aspect, fully tiled walls, three piece bathroom suite 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.

GARDEN

South facing garden partially lawned with gravelled area, greenhouse, storage shed and timber fencing securing throughout.

GARAGE

Up and over door, power and lighting.

PARKING

Off street parking for multiple cars.