



Approximate total area⁽¹⁾
815 ft²
75.6 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



5 Cherry Close, Drifffield, YO25 6SL



SERVICES
Understood to all be connected to mains.
Mains gas, water and electric.



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

VIEWING
Strictly by appointment with the sole agents
on 01377 241919.





5 Cherry Close, Driffield, YO25 6SL

DESCRIPTION

Brought to the market with no onward chain, 5 Cherry Close is a two bedroom semi-detached bungalow in great condition. This move in ready bungalow offers spacious accommodation with well presented garden giving any potential buyer the option to put their own stamp on it. Situated close to the local town centre and in a popular development, viewings are highly recommended.

The property briefly comprises:- entrance porch, entrance hall, lounge, kitchen, conservatory, two bedrooms, family bathroom, rear garden and detached single garage with off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 2'4 (0.73m) x 3'0 (0.93m)

Door to the side aspect and fitted carpets.

ENTRANCE HALL- 2'9 (0.84m) x 11'2 (3.42m)

Door to the side aspect, coving, built in cupboard house the gas boiler and offers ample storage space, fitted carpets, radiator and power points.

LOUNGE- 10'1 (3.08m) x 14'11 (4.55m)

Large living area with bay window to the front aspect, electric fireplace with surround, hearth and mantle piece, fitted carpets, radiator, TV point and power points.

KITCHEN- 7'11 (2.42m) x 12'6 (3.81m)

Door and window to the rear aspect, coving, built in storage cupboard housing the water tank and ideal for storage, tiled splash back, a range of wall and base units, sink with drainer unit, space for white goods, space for fridge, electric oven, gas hob, extractor hood, vinyl flooring, two radiators and power points.

CONSERVATORY- 9'2 (2.81m) x 7'6 (2.30m)

Door to the side aspect, windows to two sides, plumbing for washing machine, tiled flooring and power points.

BEDROOM ONE- 10'8 (3.26m) x 9'0 (2.76m)

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

BEDROOM TWO- 8'7 (2.62m) x 8'4 (2.54m)

Window to the front aspect, coving, built in wardrobe, fitted carpets, radiator and power points.

BATHROOM- 5'6 (1.68m) x 6'5 (1.96m)

Opaque window to the side aspect, coving, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with over head electric shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

Immaculate south facing garden which is mainly laid with lawn, patio area, planted flower and shrubs, timber fencing and gated side access.

GARAGE- 8'6 (2.59m) x 19'8 (6.00m)

Detached garage with up and over door, side pedestrian door and window, built in shelving and storage cupboard, power and lighting.

PARKING

Off street parking for two cars.