



18 Cherry Way
Nafferton, YO25 4PA

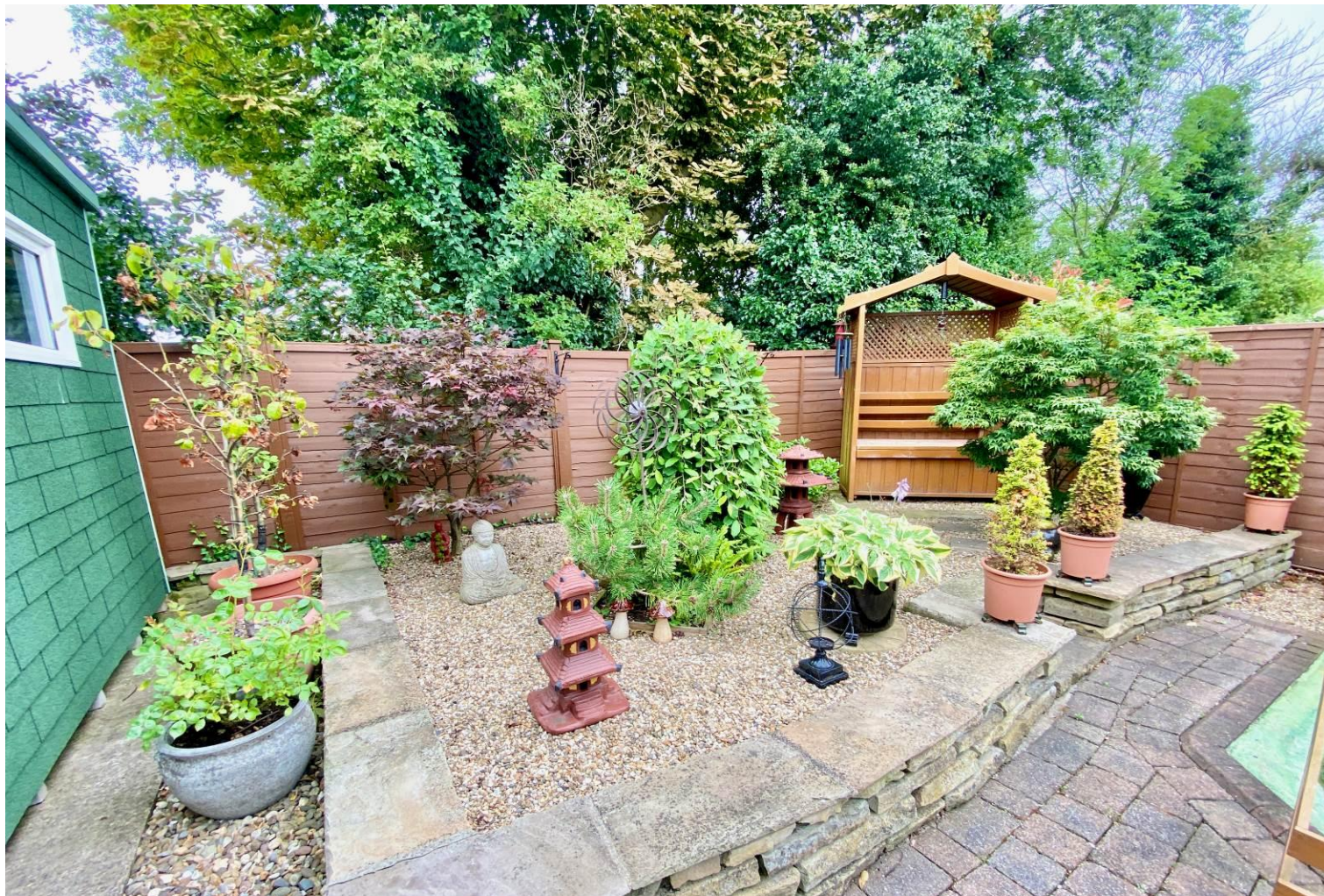
ASKING PRICE OF

£195,000

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden



2



1



1



Garage



Gas Central Heating

18 Cherry Way, Nafferton, YO25 4PA

A QUITE DELIGHTFUL semi-detached bungalow located within a cul-de-sac development offering a good range of accommodation in IMMACULATE CONDITION!

Having been extended to the rear, the property now provides a useful garden room in addition to the existing accommodation which included up to two bedrooms, one now being used as a dining room, front facing lounge, well fitted kitchen and shower room.

The bungalow is offered with many added features including security alarm, security cameras and safe. The rear garden is totally enclosed and offers excellent privacy.

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.



Kitchen



Lounge



Lounge



Bedroom

Accommodation

ENTRANCE HALL

With further access into all principal rooms.

KITCHEN

9' 8" x 8' 2" (2.97m x 2.50m)

Extensively fitted along three walls with a modern kitchen featuring Shaker style doors in cream and contrasting wood block worktop. Integrated electric oven and microwave, inset sink with single drainer and swan neck mixer tap, four ring gas hob with extractor over. Space and plumbing for automatic washing machine.

LOUNGE

18' 1" x 11' 6" (5.53m x 3.53m)

With front facing window and feature fireplace having provision for an electric fire. Coved ceiling. Radiator.

BEDROOM 1

11' 1" x 11' 4" (3.38m x 3.47m)

Rear facing window and being fitted with a range of built-in furniture including wardrobes and overhead cupboards. Coved ceiling. Radiator.

BEDROOM 2/DINING ROOM

8' 9" x 8' 0" (2.69m x 2.46m)

This is currently used as a dining room and features a side window and radiator.

Patio doors leading into:

GARDEN ROOM

8' 10" x 8' 9" (2.70m x 2.69m)

With laminate flooring. Radiator.

French doors leading on to the garden.

SHOWER ROOM

With suite comprising walk-in shower enclosure with electric shower, vanity wash hand basin and low level WC. Fully tiled walls and floor.

OUTSIDE

The property stands back from the road behind its own front garden which is predominantly gravelled. There is a block paved drive which provides parking for multiple vehicles. There is a useful side porch and further access to the rear of the property where there is an enclosed area of garden offering excellent privacy.



Bedroom 2/Dining Room



Garden Room



Shower Room



Garden Shed

The garden features a block paved patio, raised beds with gravelled inserts and ornamental pond which is well stocked. There is also an exceptionally useful shed/workshop with adjoining store. There is a further shed to the side of the property.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 53 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

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band (to be confirmed).

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 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.



Garden



Store

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

VIEWING

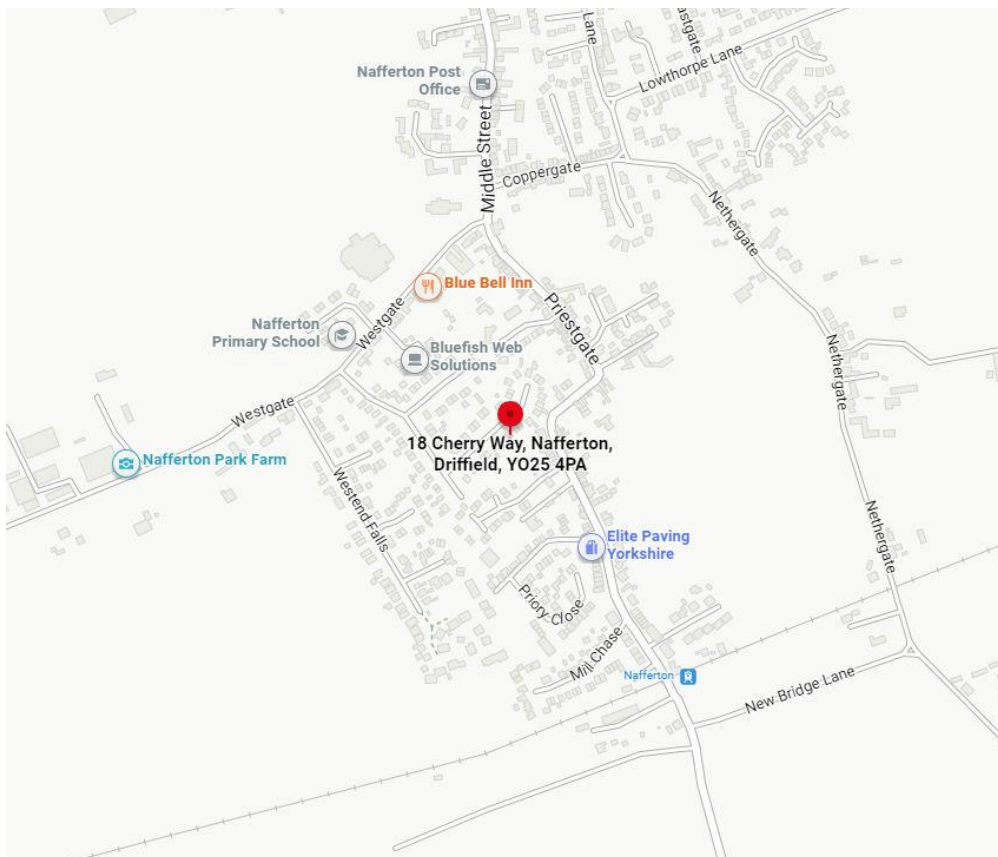
Strictly by appointment with Ulllyotts.

Regulated by RICS



The stated EPC floor area, (which may exclude conservatories),
is approximately 53 sq m

Ground Floor



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