



3 Cherry Way
Nafferton
YO25 4PA

ASKING PRICE OF

£165,000 – NO CHAIN

2 bedroom semi-detached bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456



Garden

 2
  1
  1
  Off Road Parking
  Part Gas Central Heating

3 Cherry Way, Nafferton, YO25 4PA

An established semi-detached bungalow offered for sale with **NO CHAIN** and located within a popular residential cul-de-sac on the outskirts of the village of Nafferton. The property is in good overall condition having been re-decorated and carpeted prior to sale and offers the potential to improve further to the buyers own individual requirements. Accommodation on offer includes attractive front facing lounge, fitted kitchen, two bedrooms and shower room.

Externally there are gardens to the front and particularly to the rear which are of a good proportion. There is off-street parking by way of a side drive which leads to a car port and single garage.

In summary, this is a **COMPETITIVELY PRICED BUNGALOW** with huge scope to create a truly attractive home!

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.



Lounge



Kitchen



Bedroom 1



Bedroom

Accommodation

ENTRANCE HALL

Radiator.

LOUNGE

16' 6" x 9' 10" (5.04m x 3.02m)

With large front facing window and wall hung gas fire.

KITCHEN

9' 7" x 7' 10" (2.94m x 2.39m)

With front facing window and extensively fitted with a traditionally styled kitchen including base and wall mounted cupboards with Shaker style doors. Integrated appliances include electric hob plus electric oven and extractor fan. Inset one and a half bowl stainless steel sink with base cupboard beneath.

BEDROOM 1

11' 1" x 9' 0" (3.38m x 2.75m)

With rear facing window and built-in range of wardrobes along one wall.

BEDROOM 2

8' 11" x 7' 11" (2.74m x 2.42m)

With rear facing window.

SHOWER ROOM

Comprising Quadrant style shower enclosure having an electric shower in situ, vanity wash hand basin, low-level WC and bidet. Tiled walls and chrome ladder style radiator.

OUTSIDE

The property stands back from the road behind an expanse of gravelled front forecourt garden. There is a concrete side drive which leads to a car port and this in turn leads to a single garage.

To the rear of the property is an area of established garden.

FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

CENTRAL HEATING

The property benefits from part 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 B.



Shower Room

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band E.

NOTE

Heating systems and other services have not been checked. We are advised by the vendors that the gas services are serviced and checked annually (last completed April 2024). The electricity services were last checked in 2017 (condition report available).

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.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

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

VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Garden

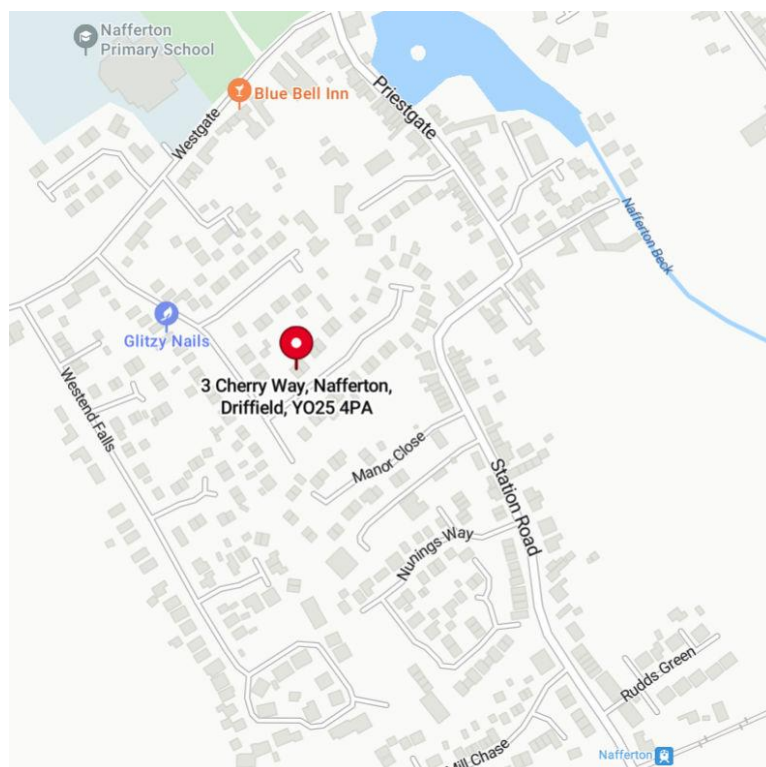
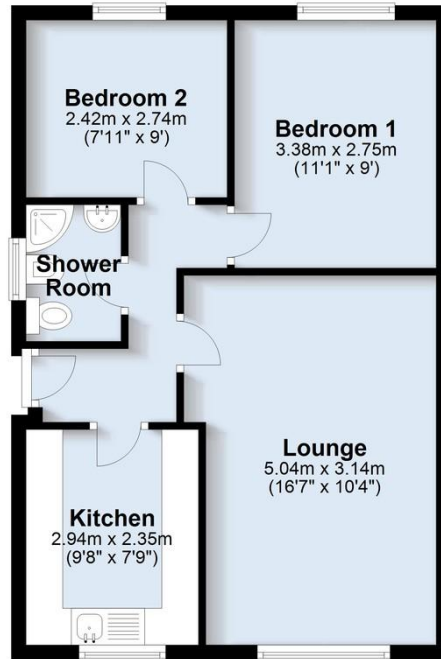


Pathway to Garden

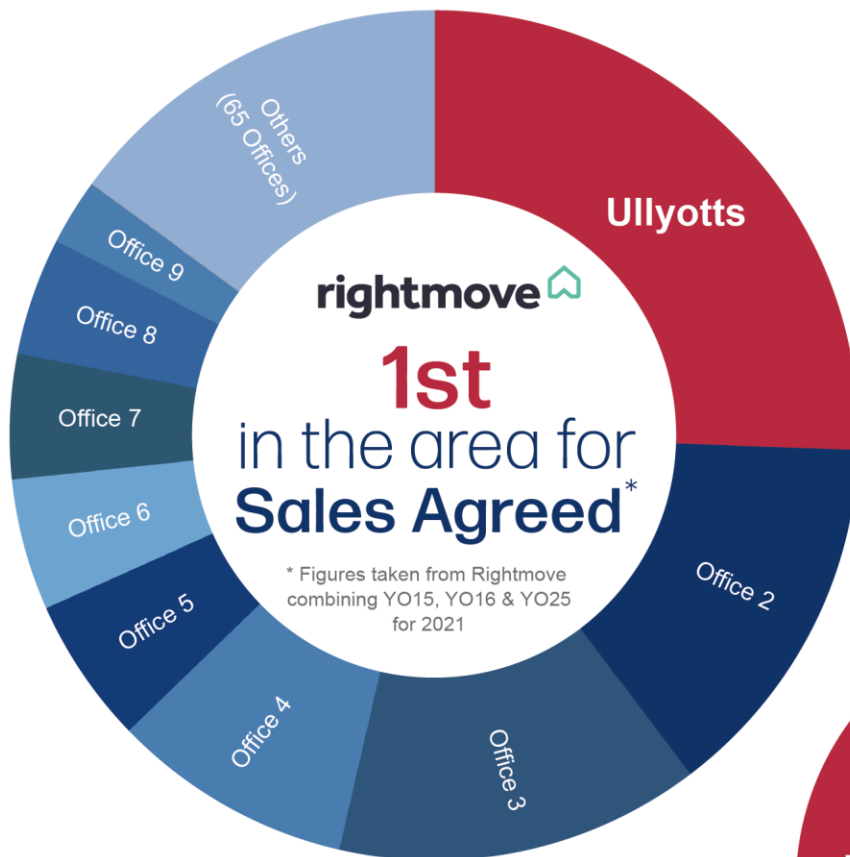
The stated EPC floor area, (which may exclude conservatories),
is approximately (to be confirmed)

Ground Floor

Approx. 46.8 sq. metres (503.6 sq. feet)



Why Choose Ulllyotts?



Our guarantee to you
**We will never be
beaten on fees!**

- ✓ **Knowledge & Experience**
Established in 1891, Ulllyotts know the local market.
- ✓ **Dedicated Teams**
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**
Ulllyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**
Don't just take our word for it...See the above Rightmove pie chart.
- ✓ **Professional Accreditations**
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017981.

■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove

OnTheMarket

RICS

The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural

Professional | Planning | Valuations