



17 Cherry Way  
Nafferton  
YO25 4PA

TO LET

£725 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 17 Cherry Way

## Nafferton

### YO25 4PA

#### UPVC FRONT ENTRANCE DOOR

Opening into:

#### ENTRANCE HALL

With straight flight staircase to first floor. Laminate flooring. Three-spot light fitting. Coat hooks\*. Ring doorbell\*. Smoke Alarm. Radiator. Door to:

#### LOUNGE / DINING AREA

23' 6" x 12' 10" (7.17m x 3.92m)

With patio doors leading to the garden. Laminate flooring. Two radiators. Two central light fittings with 3 shades. Vertical blinds to window & doors. Door to:

#### KITCHEN

15' 4" x 8' 2" (4.69m x 2.49m)

With built in range of units including base and wall mounted cupboards. Built in 'Logik' electric oven and 'Zanussi' four ring gas hob. Tiled splashbacks and stainless steel sink. Space for fridge and plumbing for washing machine. Laminate flooring. Central light fitting. Clock\*. Radiator. Door to rear garden:

#### LANDING

Carpet. Three spot light fitting. Venetian blind\*. Smoke Alarm. Doors to:

#### BEDROOM ONE (FRONT)

16' 3" x 11' 5" (4.96m x 3.49m)

With built in wardrobes. Carpet. Two central light fittings with three shades. Two roller blinds\*. Radiator.

#### BEDROOM TWO (REAR)

10' 5" x 8' 4" (3.19m x 2.55m)

Carpet. Central light fitting with three shades. Shelf\*. Wardrobe\*. Roller blind\*. Radiator.

#### BATHROOM

11' 5" x 5' 5" (3.49m x 1.66m)

With white suite comprising panelled bath with plumbed in double head shower over and shower screen, wash hand basin and low-level WC. Cupboard under sink. Fully tiled walls. Extractor fan. Mirror\*. Central light fitting. Ladder style radiator. Cupboard housing 'Ideal Logic Combi Max C30' boiler. Vinyl flooring.

#### 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.

#### GARDEN

Lawned front garden. Fenced rear garden with wooden decking and lawn beyond.

#### PARKING

Off-road parking available on driveway.

#### GARAGE / WORKSHOP

Brick built garage partitioned into two sections with light and power. Tumble dryer\*.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band C.

#### PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

#### SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### 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.

Floor plans are for illustrative purposes only.

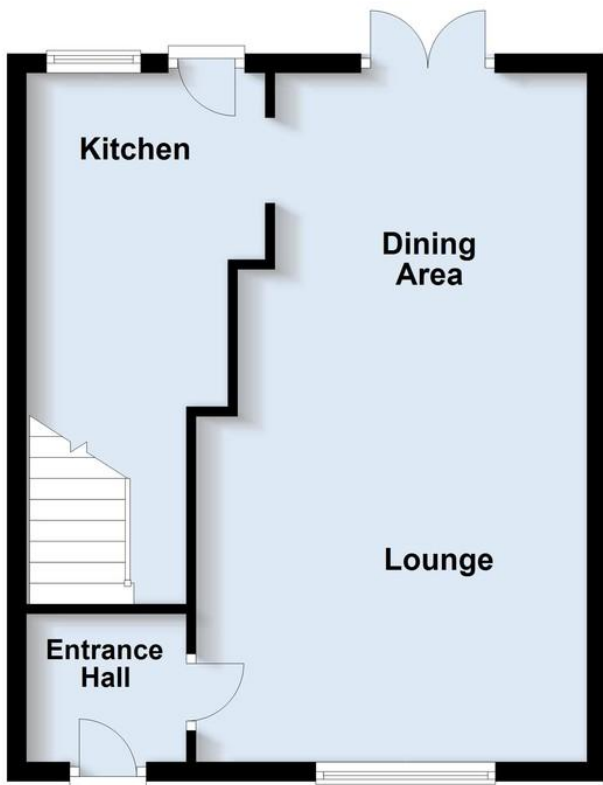
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

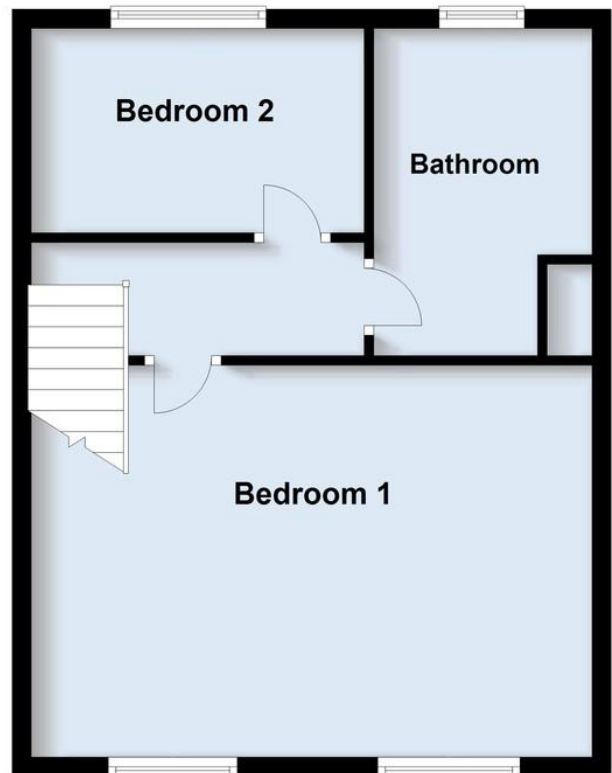
Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application. Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 67 sq m

**Ground Floor**



**First Floor**





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