



19 Cherry Way
Drifffield, YO25 4PA
Offers over £205,000


WILLOWGREEN
ESTATE AGENTS

Set on a generous wedge-shaped plot in a desirable village setting, this beautifully presented three-bedroom semi-detached house offers spacious and stylish living throughout.

Ideal for families or those seeking a peaceful village lifestyle with excellent local amenities and transport links.

The property briefly comprises, entrance hall, lounge/ diner, kitchen, landing, three bedrooms and family bathroom. Garden and parking.

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 spring fed mere, which is a focal point in the village. Other facilities include post office, public houses and recreation ground etc.

EPC Rating



ENTRANCE HALL 5'10" x 2'10" (1.80 x 0.88)
With UPvc door into and radiator.

LOUNGE/DINING AREA 12'11" x 22'0" (3.95 x 6.73)
With window to front elevation, understairs cupboard, feature timber beam with gas fire in situ, TV point and radiator. Dining area with radiator and window to rear elevation.

KITCHEN 8'1" x 7'7" (2.48 x 2.33)
With wall and base units, drawer unit, space for fridge, cooker and washing machine, work surface over, stainless steel sink and mixer tap, coving window and door to the rear elevation.

LANDING 6'1" x 2'8" (1.86 x 0.83)
With window to side elevation and doors to.

BEDROOM 1 8'7" x 11'1" (2.62 x 3.40)
With window to front elevation, TV point, radiator and feature timber panelling.

BEDROOM 2 10'6" x 7'9" (3.21 x 2.38)
With window to rear elevation and radiator.

BEDROOM 3 7'6" x 10'9" (2.30 x 3.29)
With window to front elevation and radiator. (Currently used as a dressing room).

BATHROOM 5'6" x 10'11" (1.70 x 3.34)
With modern white suite, 'P' shaped bath, low level wc, pedestal wash hand basin, airing cupboard, vinyl flooring, part tiled walls, extractor fan and window to the rear elevation.

GARAGE 10'2" x 19'9" (3.12 x 6.02)
A single brick garage with up and over door and side personnel door. Power and light connected.

GARDEN
A shallow walled frontage, large lawned area, side block paved driveway leading to the garage. Gated access to the rear elevation, rear garden is a good size with secure fencing, open aspect to the rear, raised planted border, astro turf, seating areas and very private, ideal for entertaining.

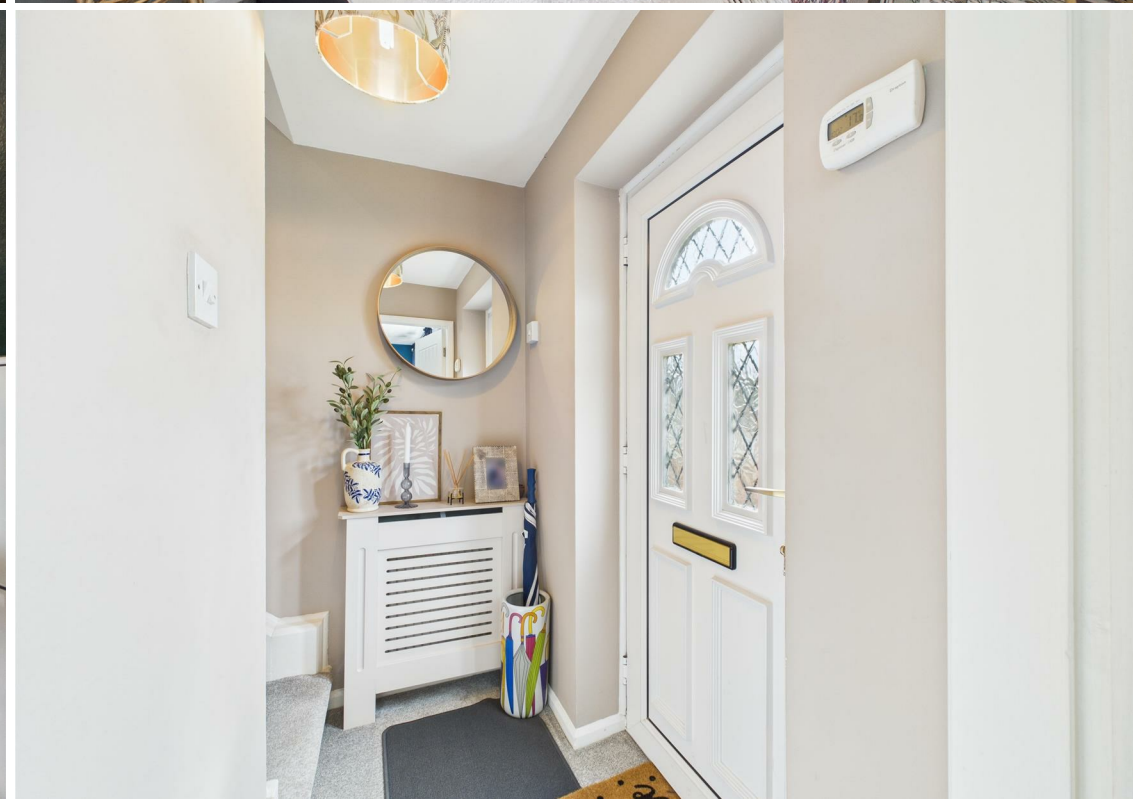
PARKING
There is plenty of parking on the driveway.

TENURE
We understand that the property is Freehold.

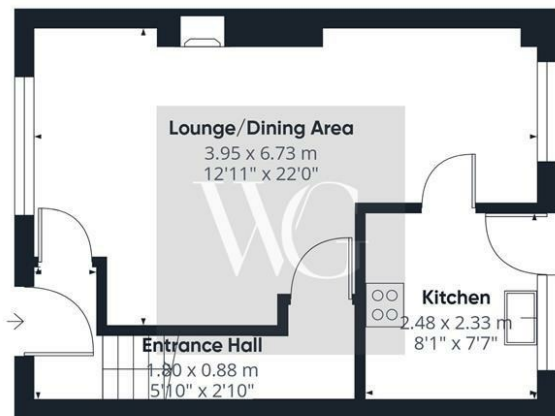
SERVICES
All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
The council tax band is B.



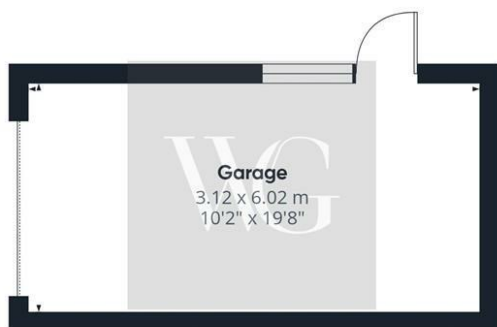




Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

WG

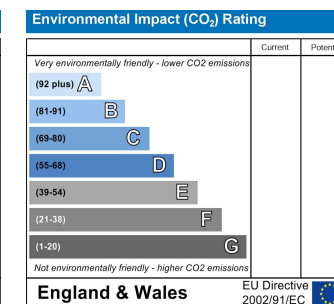
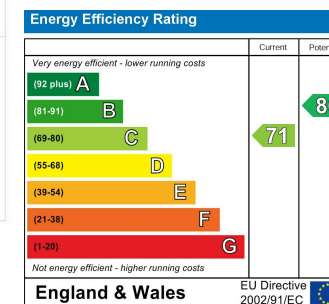
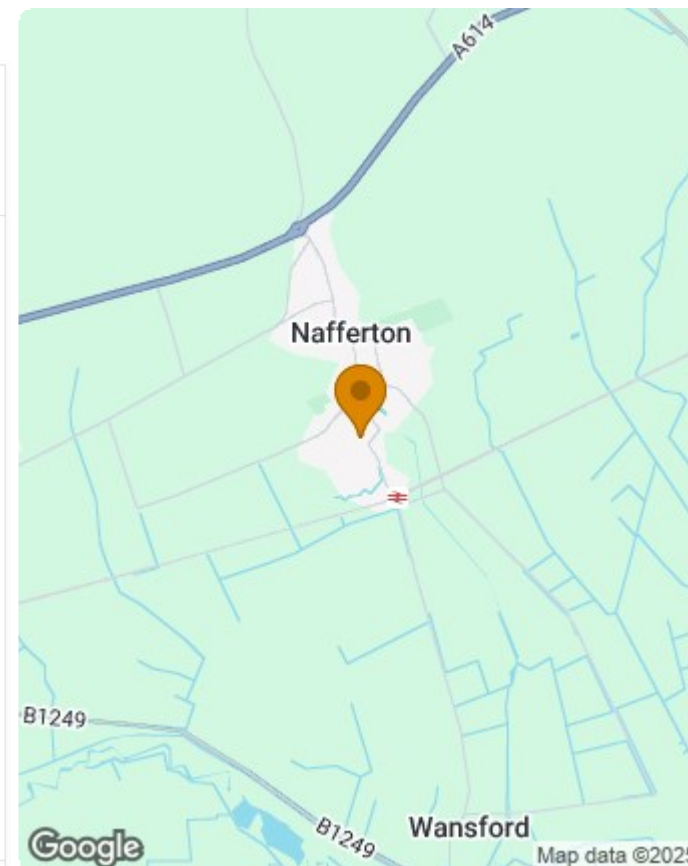
Approximate total area⁽¹⁾
80.6 m²
868 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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