



12 Cherry Way
Nafferton
YO25 4PA

ASKING PRICE OF

£110,000 – NO CHAIN

2 Bedroom Semi-Detached Bungalow



Lounge



2



1



1



Garage & Off
Road Parking



Gas Central Heating

12 Cherry Way, Nafferton, YO25 4PA

A property which certainly offers scope for improvement!

The interior has been extended to the rear, however, it now requires an extensive programme of refurbishment, which will include but is not limited to, new floor coverings throughout, re-plastering, new doors throughout, new kitchen and bathroom, re-decoration etc. It is located in an established cul-de-sac and offers block paving to the front forecourt as well as a side drive leading to a single garage.

This is a comprehensive job which can be seen from our interactive virtual tour.

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 2

Accommodation

ENTRANCE HALLWAY

LOUNGE

22' 8" x 9' 11" (6.92m x 3.03m)

This room has been extended to the rear and has a front facing window.

KITCHEN

9' 5" x 7' 9" (2.88m x 2.37m)

With front facing window.

BEDROOM 1

13' 3" x 10' 11" (4.05m x 3.34m)

With rear facing window and double doors leading into a conservatory.

BEDROOM 2

8' 10" x 7' 10" (2.71m x 2.40m)

With rear facing window into the conservatory and further door.

CONSERVATORY

7' 4" x 6' 10" (2.24m x 2.10m)

With views across the garden.

BATHROOM

With basic suite.

OUTSIDE

There are front and rear gardens, the front being predominantly blocked paved and provides additional car parking. The block paving then extends to a side drive and to a single garage. There is a garden to the rear of the bungalow.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

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 B.



Outside

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

All services/appliances have not and will not be tested.

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.

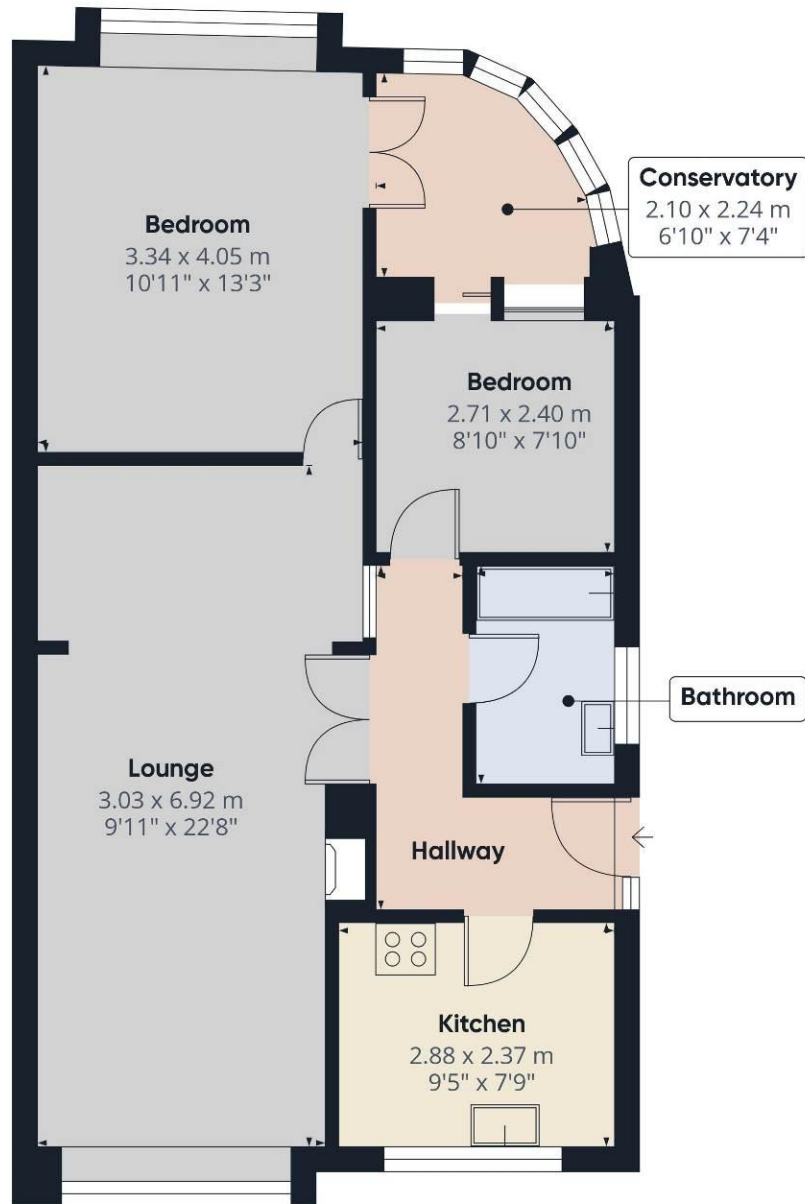
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 63 sq m (678 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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