

19 Cherry Way
Nafferton
YO25 4PA

ASKING PRICE OF

£182,500

3 Bedroom Semi-Detached House

Ullyotts Est. 1891 Estate Agents

01377 253456



Lounge/Dining Area

3 | 1 | 1 | Garage & off road parking | Gas Central Heating

19 Cherry Way, Nafferton, YO25 4PA

Forming part of an established cul-de-sac development towards the outskirts of this popular village, this is a superbly appointed semi-detached house that simply needs to be viewed to be fully appreciated.

Ideal primarily for first time buyers or couples wanting stylish living accommodation with the added security of a single garage, the accommodation of this house includes combined lounge with dining area, fitted kitchen, two main bedrooms plus additional bedroom which is currently, and best, used as a walk-in wardrobe or dressing room.

The property benefits from central heating and double glazing throughout as well as an enclosed area of garden to the rear and offering a degree of privacy by virtue of it being semi-open towards the rear.

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.



Entrance Lobby



Lounge/Dining Area



Lounge/Dining Area



Kitchen

Accommodation

ENTRANCE LOBBY
With staircase leading off to the first floor. Covered radiator.

Cottage-style white painted internal door leading into:

LOUNGE/DINING AREA
21' 10" x 12' 10" (6.68m x 3.92m)
With front facing window and built-in understairs storage cupboard. A room which is naturally divided into both a lounge, with dedicated dining area, and featuring a fire in situ with wood block over mantel feature. Rear facing window plus radiator.

KITCHEN
8' 0" x 7' 6" (2.46m x 2.29m)
Fitted along three walls with a range of base cupboards and drawer unit having a wood block effect worktop over and wall mounted cupboards to match. Inset stainless steel sink with base cupboard beneath. Space and provision for a slot-in cooker and space and plumbing for automatic washing machine. Space for a refrigerator and door leading out to the rear.

FIRST FLOOR LANDING

BEDROOM 1
10' 11" x 8' 3" (3.35m x 2.54m)
With front facing window and double panelled radiator plus partial mock-panelled walls.

BEDROOM 2
10' 4" x 7' 8" (3.16m x 2.35m)
With rear facing window. Radiator.

BEDROOM 3/DRESSING ROOM
10' 8" x 7' 6" (3.27m x 2.29m)
With a front facing window. This room would accommodate a single bed but is probably best used as a walk-in wardrobe, or even dressing room. Radiator.

BATHROOM
10' 6" x 5' 4" (3.22m x 1.64m)
With fitted suite including panelled bath having a shower over and fully tiled surround. Pedestal wash hand basin and low level WC. Heated towel radiator.

OUTSIDE
The property stands back from the road behind a lawned front forecourt. There is a block paved forecourt which leads to a drive and, in turn, leads to a single garage. To the rear of the



Bedroom 1



Bedroom 2



Bedroom 3/Dressing Room



Bathroom

property is an enclosed area of garden, this being private and featuring artificial lawn.

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.

ENERGY PERFORMANCE CERTIFICATE
Rating C.

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.

VIEWINGS
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Garden

The digitally calculated floor area is 60 sq m (642 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




A614
WOLD ROAD
BRIDLINGTON ROAD
HOUNDALE LANE
NORTH STREET
NEW ROAD
BEECH GROVE
WALNUT GR
Dog Flats
DRIFFIELD ROAD
HALL CLOSE
PARSONAGE CLOSE
PW
EASTLANDS
EASTGATE
WARD LEA
HOWE LANE
KINGS GARTH
LOWTHORPE LANE
PO
MIDDLE STREET
SYCAMORE CL
ST QUINTIN FLD
ERECTORY CL
Nafferton
PW
Education Facility
WESTGATE
PRIESTGATE
NETHERGATE
WESTFIELD CL
WESTGATE MEADOWS
CHERRY DR
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