



6 Cherry Drive  
Driffield

YO25 4LY

ASKING PRICE OF

**£195,000**

**2 Bedroom Semi Detached bungalow**



Lounge



2



1



1



Off Road  
Parking



Gas Central Heating

## 6 Cherry Drive, Driffield, YO25 4LY

Located within a quiet cul-de-sac setting, this is a delightful established semi detached bungalow that has recently been subject to a programme of modernisation and improvement, topped off with a large purpose-built timber summer house located within the garden that offers potential for various uses.

The accommodation on offer includes front facing fitted kitchen, spacious lounge, attractive bathroom and to rear facing bedrooms.

Offstreet parking is available via a long gravelled drive having provision for parking of several vehicles whilst to the rear is a recently installed patio, lawn garden and substantial, purpose-built summerhouse/log cabin. The summerhouse/log cabin features electric power and lighting and offers huge scope for a variety of uses including recreational or even business/hobbies.

### 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.



Kitchen



Lounge



Bathroom



Bedroom

## Accommodation

### ENTRANCE HALL

With side entrance to the main property, radiator.

### LOUNGE

16' 4" x 9' 10" (4.98m x 3m)

A lovely light and airy lounge with front facing window and radiator.

### KITCHEN

9' 8" x 7' 8" (2.97m x 2.35m)

Being fitted along three walls with a modern range of kitchen units finished with panelled doors in blue with a contrasting woodblock style worktop. Incorporating a ceramic single drainer sink space and provision for a gas cooker with extractor over contemporary splash back tiling, space and plumbing for automatic washing machine integrated fridge freezer and wood effect flooring.

### BEDROOM 1

10' 9" x 10' 10" (3.29m x 3.31m)

With rear facing window and radiator.

### BEDROOM 2

8' 8" x 7' 8" (2.66m x 2.35m)

With rear facing window and radiator.

### BATHROOM

With contemporary shower style bath with curved edge glass screen, vanity wash basin and low level WC. Fully tiled walls and chrome heated towel radiator.

### OUTSIDE

The property is set back from the road behind an expanse of mature lawned garden and planted beds. There is a side drive which provides vehicle access and parking for multiple vehicles. The drive is gated and leads to a secure rear garden featuring paved patio, established lawn and also a large purpose-built:

### SUMMERHOUSE/ CABIN

16' 6" x 10' 7" (5.04m x 3.25m)

With electric power and lighting connected.

### CENTRAL HEATING

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

### DOUBLE GLAZING

Sealed unit double glazing throughout.

UPVC double glazing throughout.



Bedroom



Garden with summerhouse



Patio



Summer House

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### COUNCIL TAX BAND

Band B

### ENERGY PERFORMANCE CERTIFICATE

Rating C

### SERVICES

All mains services are available at the property.

### 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.

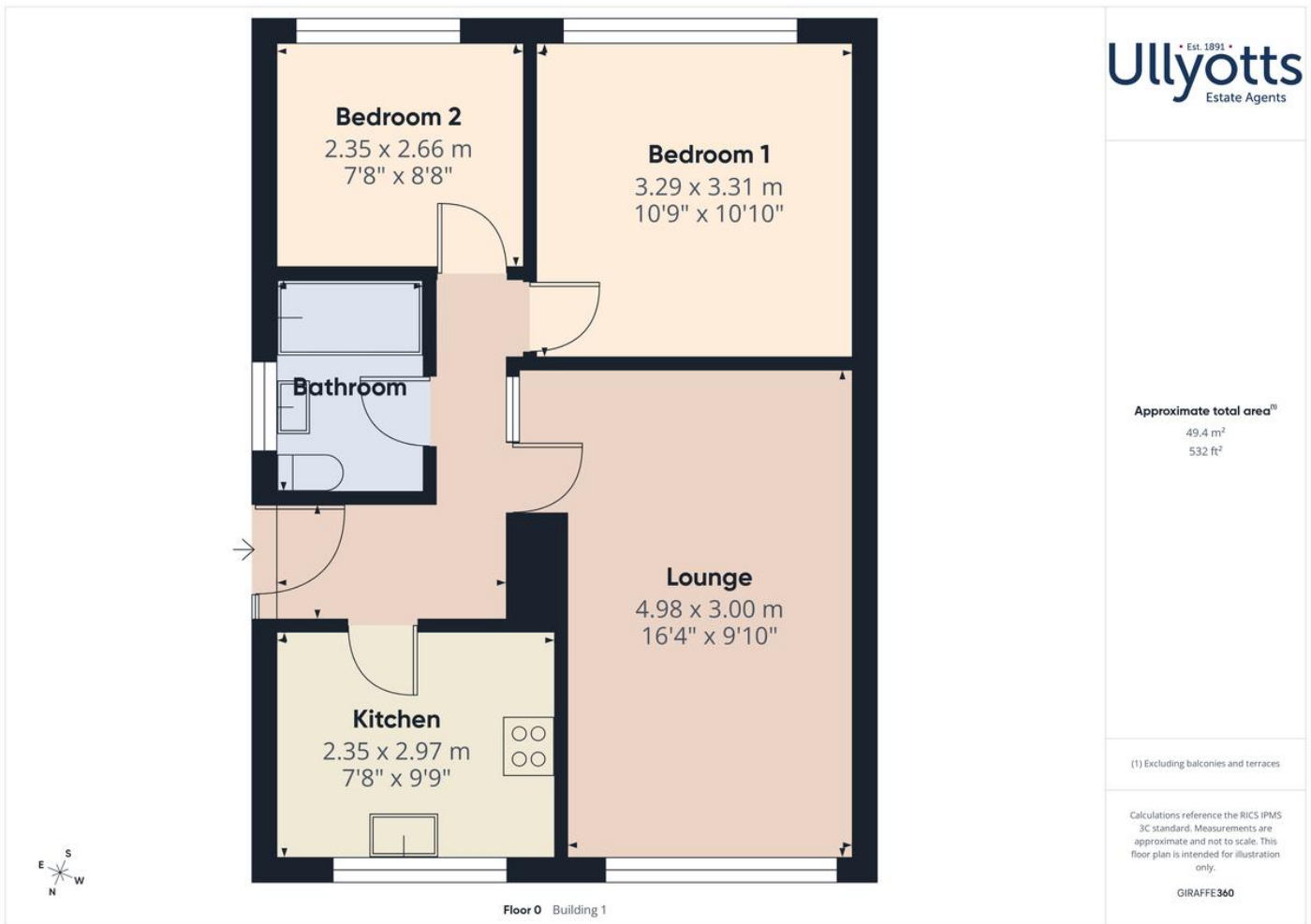
### VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS



The digitally calculated floor area is 49 sq m (532 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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