



Digitally Altered

17 Cherry Way
Nafferton
YO25 4PA

ASKING PRICE OF

£175,000 – NO CHAIN

2 Bedroom Semi-Detached House

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



Lounge



2



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Garage & Off
Road Parking



Gas Central Heating

17 Cherry Way, Nafferton, YO25 4PA

An established semi-detached house located within a popular cul-de-sac development on the fringe of the village. **The property is in excellent condition throughout** and includes open plan lounge and dining area plus enlarged kitchen which includes integrated appliances. Both bedrooms are generously proportioned and there is a well fitted bath room with modern suite.

The house itself is set back from the road with a side drive which provides off-street parking and additional parking could be created by converting the garden into hard standing, if required. The side drive extends to a single garage and to the rear is an enclosed area of garden.

We have included some AI generated images within this listing to illustrate ideas of a completed room as the house is offered in a vacant state.

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



Lounge – Virtually Staged



Kitchen



Kitchen – Virtually Staged

Accommodation

ENTRANCE LOBBY

5' 10" x 2' 10" (1.78m x 0.88m)

With staircase leading off to the first floor.

LOUNGE

21' 11" x 12' 7" (6.69m x 3.85m)

A very spacious through room with wood effect flooring and double French doors to the rear. Front facing window.

KITCHEN

8' 1" x 7' 6" (2.47m x 2.31m)

Fitted along two main walls including base and wall mounted cupboards finished with maple fronted units and chrome handles, inset stainless steel sink with base cupboard beneath, integrated electric oven and four ring gas hob with extractor. Space and plumbing for automatic washing machine and extra worktop. Window and door leading out to the exterior. Radiator.

FIRST FLOOR LANDING

6' 5" x 2' 9" (1.97m x 0.85m)

BEDROOM 1

16' 2" x 8' 11" (4.95m x 2.74m)

With front facing windows and built-in range of wardrobes. Radiator.

BEDROOM 2

10' 4" x 7' 8" (3.16m x 2.34m)

With rear facing window. Radiator.

BATHROOM

10' 9" x 5' 4" (3.28m x 1.65m)

With suite comprising panelled bath having a mains shower over and glass side screen. Fully tiled walls, low level WC and vanity style wash hand basin. Chrome heated towel radiator.

OUTSIDE

The property stands back from the roadside behind a good sized expanse of front forecourt. There is a front garden plus side drive which provides off-street parking and leads to a single garage. To the rear of the property is a raised deck and this leads to an area of 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.



Bedroom 1



Bedroom 1 – Virtually Staged



Bedroom 2



Bedroom 2 – Virtually Staged

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.

VIEWING

Strictly by appointment with Ulyotts 01377 253456 - Option 1.

Regulated by RICS

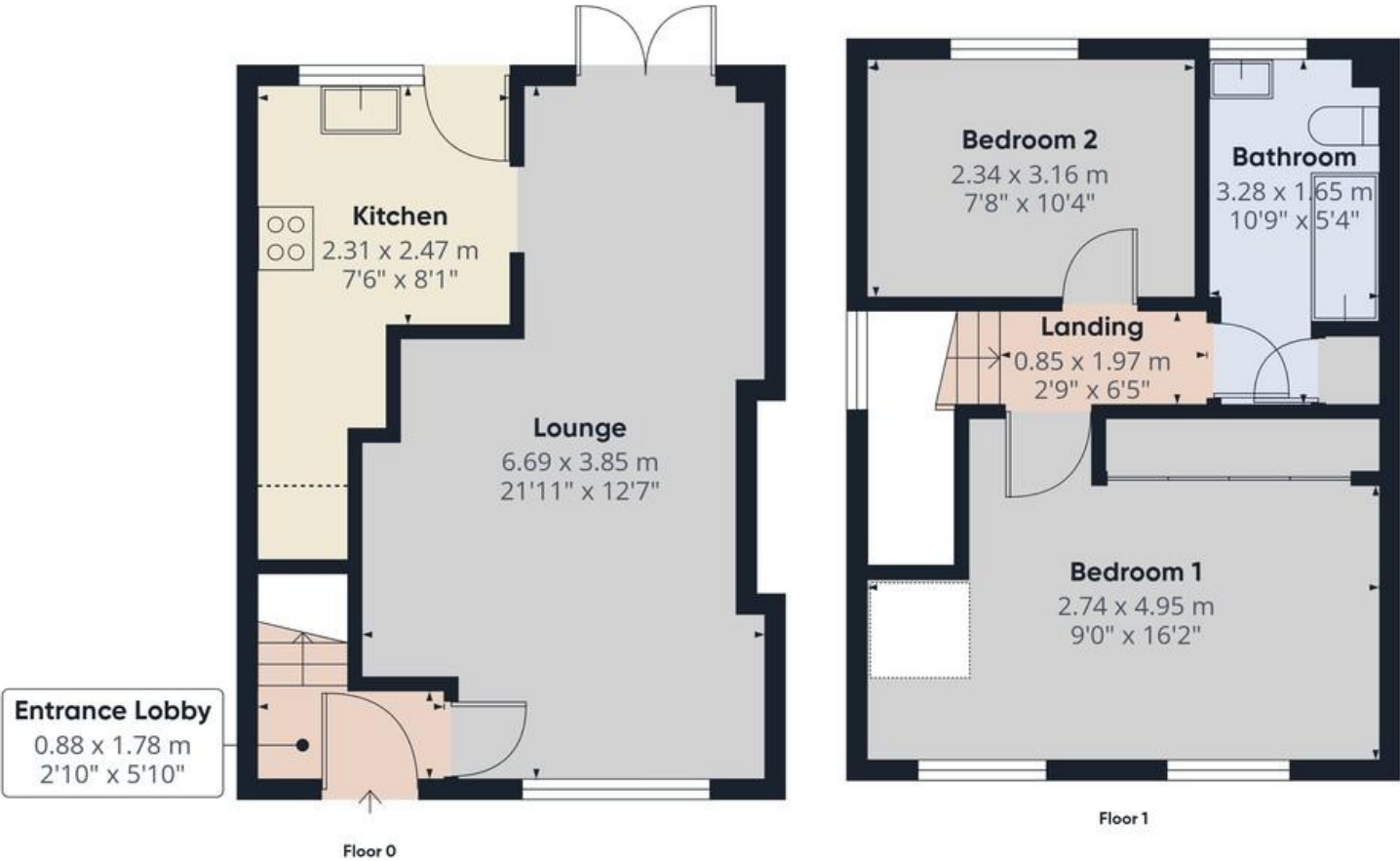


Bathroom



Garden

The digitally calculated floor area is 60.3 sq m (649 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Nafferton

Education Facility

17 Cherry Way

Nafferton

▪ Est. 1891 ▪
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