



20 Cherry Way  
Nafferton

YO25 4PA

ASKING PRICE OF

**£180,000**

**3 Bedroom Semi-Detached House**



Garden



3



1



1



Off Road  
Parking



Gas Central Heating

## 20 Cherry Way, Nafferton, YO25 4PA

**A property which forms part of an established residential development located off Westgate towards the fringe of the village but is within a short walk of the railway station and village amenities.** This property has been immaculately maintained and cared for by the existing owners for many years and offers potential for the new owners to improve on the existing fixtures and fittings and create a truly stunning home.

The accommodation on offer includes lounge with dining area, kitchen, three bed rooms and bath room.

**Externally, there are gardens to the front and particularly to the rear, which is again well maintained and includes a large greenhouse and garden shed. An established rear backdrop provides a rural feel.**

### 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



Kitchen



Bedroom 1

## Accommodation

### ENTRANCE HALL

5' 9" x 2' 10" (1.76m x 0.87m)

With staircase leading off to the first floor. Radiator.

Multi-paned interior door leading into:

### LOUNGE

21' 9" x 7' 6" (6.65m x 2.30m)

With front facing window, Yorkstone fire surround with gas fire in situ and dedicated dining area. Coved ceiling. Radiator.

Sliding multi-paned door leading into:

### KITCHEN

8' 1" x 7' 7" (2.47m x 2.33m)

Fitted along three walls including base and wall mounted cupboards, stainless steel sink with base cupboard beneath, space and plumbing for automatic washing machine, space for a slot-in electric cooker with extractor over. Radiator.

Access to built-in understairs storage cupboard with wall hung boiler.

Door to the exterior.

### FIRST FLOOR LANDING

#### BEDROOM 1

8' 11" x 8' 3" (2.73m x 2.53m)

With front facing window and built in storage cupboard/wardrobed. Coved ceiling. Radiator.

#### BEDROOM 2

10' 4" x 7' 7" (3.17m x 2.33m)

With rear facing window and built-in range of wardrobes together with a central bed space. Radiator.

#### BEDROOM 3

10' 7" x 7' 5" (3.25m x 2.28m)

With front facing window and built-in shelving plus built-in staircase boxing. It is considered that this could be incorporated within a built-in unit housing a single mattress, if required, to provide additional space. Radiator.

#### BATHROOM

10' 8" x 5' 4" (3.26m x 1.64m)

Comprising a panelled bath with shower over and glass side screen, low level WC and pedestal wash hand basin. Built-in storage cupboard. Fully tiled walls. Radiator.

#### OUTSIDE



Bedroom 2



Bedroom 3



Bathroom

The property stands back from the roadside behind a gravelled front forecourt with side planted borders and hedged boundary between the subject and adjacent properties. The gravelled frontage extends down the side of the property to provide a drive.

To the rear of the property is a good sized expanse of garden and this is divided into lawned areas, planted borders and a paved patio. There is a large greenhouse plus timber garden shed.

#### **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 A.

**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.

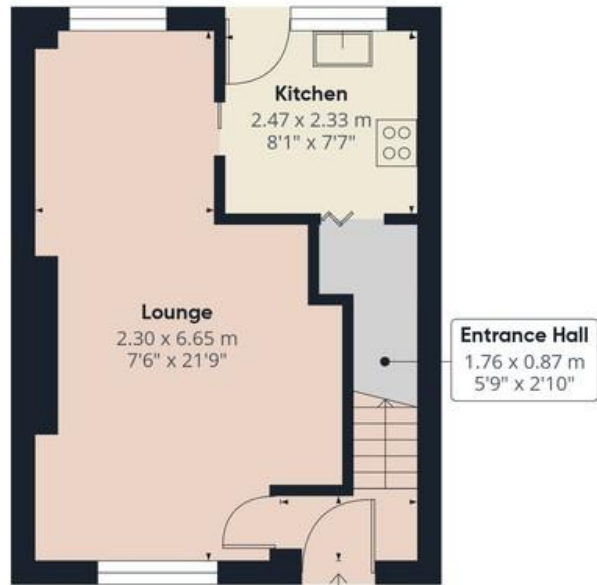
Floor plans are for illustrative purposes only.

**VIEWING**

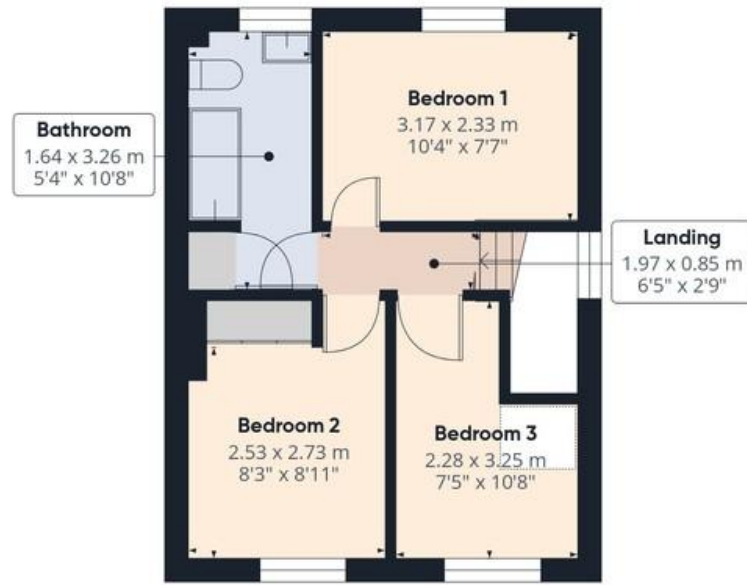
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

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.



Floor 0



Floor 1





# Nafferton

Education Facility

PO

20 Cherry Way

Nafferton

▪ Est. 1891 ▪  
**Ulllyotts**  
Estate Agents



16 Prospect Street,  
Bridlington, YO15 2AL

**Telephone** 01262 401401

**Email** sales@ullyottsbrid.co.uk

64 Middle Street South,  
Driffield, YO25 6QG

**Telephone** 01377 253456

**Email** sales@ullyotts.co.uk

[www.ullyotts.co.uk](http://www.ullyotts.co.uk)



- Residential Sales
- Property Management
- Valuations

