

12 Cherry Way
Nafferton
YO25 4PA

ASKING PRICE OF

£200,000

2 Bedroom Semi-Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



Drive leading to the single garage

2 | 1 | 1 | Garage & Off Road Parking | Gas Central Heating

12 Cherry Way, Nafferton, YO25 4PA

A totally transformed semi-detached bungalow, offered to the market in a virtually "as new" condition, having benefitted from a complete refurbishment, including BRAND NEW kitchen, shower room, uPVC double glazing, central heating, electrics, internal doors, decoration plus floor coverings.

It would seem that the developers have left no stone unturned having transformed the exterior to the same standard with a lawned garden and patio immediately adjacent to the bungalow. There is off-street parking by way of a front forecourt, side drive and single garage being located within a popular cul-de-sac development, the bungalow is convenient for access into the main village of Nafferton and also the railway station which is within only a short walk.

The bungalow itself has been extended historically to provide enhanced internal accommodation that now provides a lounge with a dedicated dining area as well as a larger main bedroom and this, plus the secondary bedroom, features French doors opening out onto the rear.

The shower room features a walk-in shower, whilst the whole interior of the property has a contemporary fresh feel with many hidden features, including a wealth of integrated appliances in the kitchen and sleek ceiling recessed spotlights.

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



Kitchen



Kitchen



Lounge

Accommodation

SIDE ENTRANCE
Into:

KITCHEN
12' 1" x 9' 6" (3.69m x 2.92m)
Comprehensively fitted with a modern range of kitchen units finished with gloss doors in grey and a contemporary chrome handle. Co-ordinating quartz low profile worktop and integrated appliances including electric hob with extractor over, electric oven, concealed fridge and freezer, concealed dishwasher.

Concealed pull-out bin unit and inset sink with swan neck mixer tap. Contemporary splash back tiling with modern electrical fittings plus space and plumbing for automatic washing machine. The kitchen has a vertical style radiator and opens into an attractive hall area which gives further access into the main living space.

Double doors leading into:

LOUNGE
22' 6" x 10' 0" (6.88m x 3.05m)
This features a dedicated dining area, front facing window and recessed ceiling spotlights. Radiator.

BEDROOM 1
12' 11" x 10' 9" (3.96m x 3.28m)
With rear facing window plus side French doors leading onto a quadrant style patio. Recessed ceiling spotlights. Radiator.

BEDROOM 2
8' 8" x 7' 10" (2.65m x 2.40m)
With ceiling recessed spotlights. Radiator.

French doors leading onto the quadrant shaped patio area.

SHOWER ROOM
A contemporary space featuring a walk-in shower with plumbed-in mixer shower, vanity wash basin and low level WC. Contemporary radiator and fully tiled walls. Recessed ceiling spotlights.

OUTSIDE
The property stands back from the road behind a block paved forecourt which provides off-street parking and this extends along the drive to a single garage. The remaining frontage of the property is lawned, edged with railway sleepers.

To the rear of the property is an area of lawn with a block paved path adjacent to the garage. To the rear of the garage is a useful area for bins.



Dining Area



Bedroom 1



View from Bedroom 1



Bedroom 2

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 (awaiting assessment).

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 Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Shower Room



Shower Room



Quadrant style patio

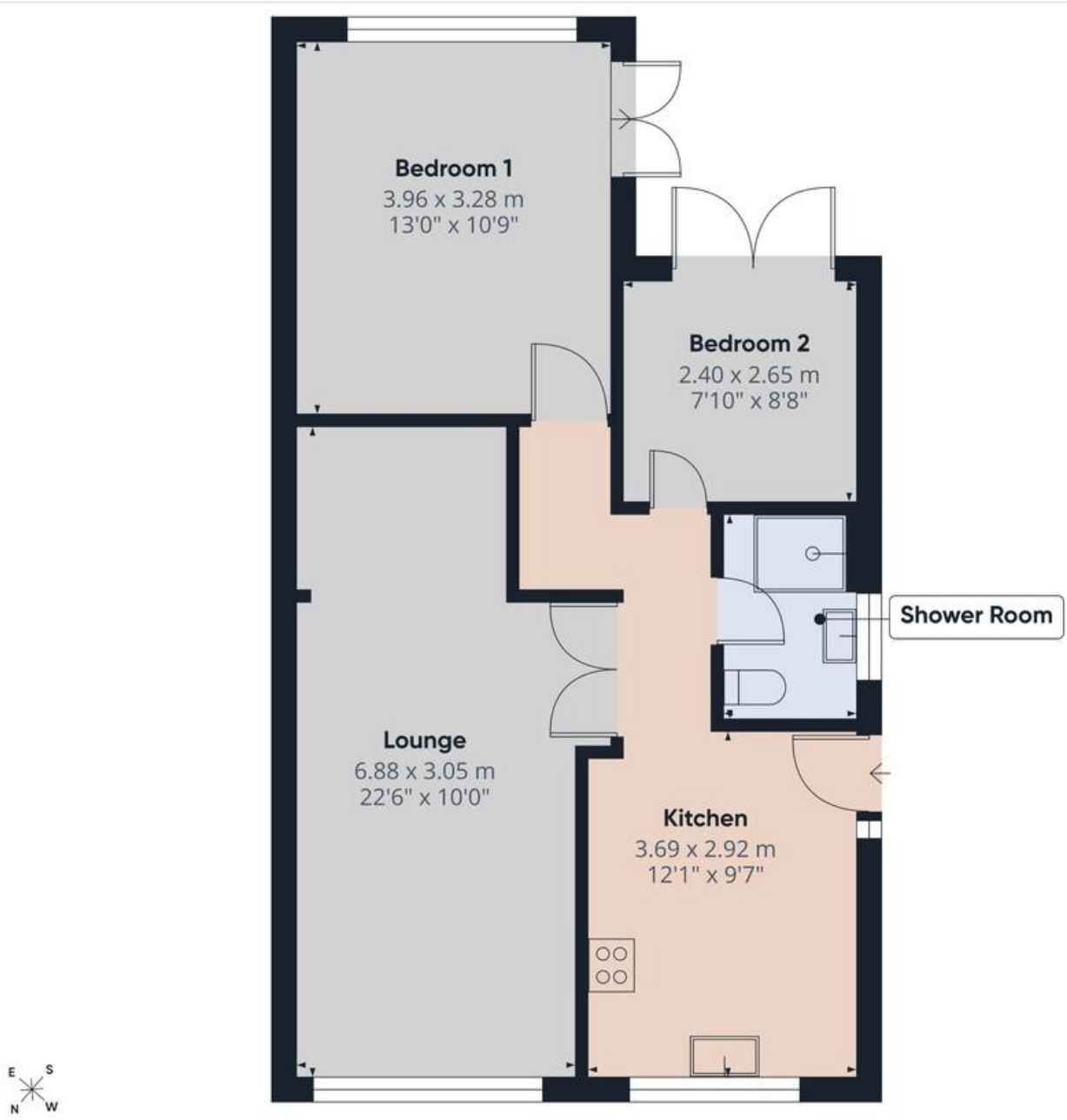


Block paved path



Rear Garden

The digitally calculated floor area is 59 sq m (635 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





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