



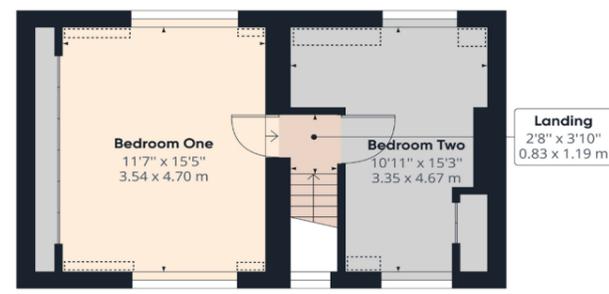
Dee Atkinson & Harrison

Approximate total area**
826.00 sq ft
76.74 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and no scale. This floor plan is for illustrative purposes only.

DIAPYFC360



Dee Atkinson & Harrison

Approximate total area**
361.47 sq ft
33.58 sq m

Reduced headroom
16.08 sq ft
1.49 sq m

(1) Excluding balconies and terraces

Reduced headroom (Below 1.90m/6'2")

While every attempt has been made to ensure accuracy, all measurements are approximate, and no scale. This floor plan is for illustrative purposes only.

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Floor 1 Building 1



Dee Atkinson & Harrison

Asking Price
£345,000

**Corner Cottage, Main Street,
Gransmoor, YO25 8HX**

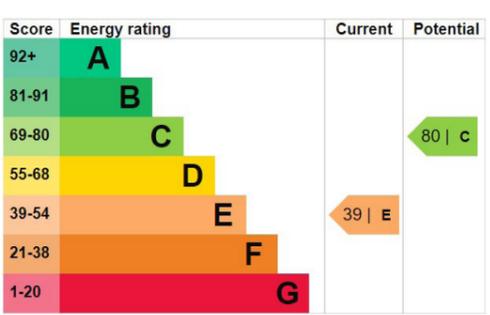
SERVICES
Oil tank situated in the garden, boiler, septic tank, mains electric and water.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'B'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



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Approximate total area**
10.00 sq ft
0.93 sq m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, and no scale. This floor plan is for illustrative purposes only.

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Corner Cottage, Main Street Gransmoor, YO25 8HX

DESCRIPTION

Corner Cottage is a stunning two bedroom semi-detached cottage, in the beautiful village of Gransmoor. Without seeing this property, you won't be able to appreciate it's charm and the magnificent countryside views it has to offer. Not only is the inside extremely well presented and oozes character, it has exquisite gardens and tons of potential.

The property briefly comprises:- entrance hall with utility leading to the first reception room which is used as a snug, large kitchen area, seperate dining room, cosy living room, downstairs bathroom, two bedrooms to the first floor, hallway leading to a large garden which has the added extra of an outside summer house/studio.

LOCATION

Gransmoor is a small rural village located near Burton Agnes on the Driffild to Bridlington Road. A full range of amenities are available in the market town of Driffild and Bridlington approximately 8 miles away.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

Door to the front aspect, coving and radiator.

UTILITY- 5'11 (1.82m) x 5'8 (1.74m)

Window to the front aspect, coving, a range of wall and base units, space/plumbing for a washing machine, laminated flooring and power points.

SNUG- 9'2 (2.81m) x 12'8 (3.88m)

Double doors to the rear leading out to the garden, coving, electric log burner with tiled hearth, radiator, telephone point and power points. There is also loft access.

KITCHEN- 10'11 (3.33m) x 16'8 (5.10m)

Windows to the rear aspect, stairs leading to the first floor landing, a range of wall and base units, tiled splash back, Rangemaster ceramic sink with drainer unit, space for fridge/freezer, Rangemaster gas hob and electric oven, extractor hood, radiator and power points.

DINING ROOM- 10'11 (3.33m) x 11'0 (3.36m)

Double doors to the front aspect leading out to the front garden, exposed beams, solid wood flooring, radiator and power points.

LOUNGE- 13'5 (4.10m) x 15'1 (4.62m)

This cosy and spacious lounge has windows to the front aspect, exposed beams, gas log burner with exposed brick surround, solid wood flooring, radiator, TV point and power points.

BATHROOM- 7'5 (2.29m) x 12'4 (3.76m)

Opaque window to the rear aspect, coving, panelled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, corner bath with shower attachment, seperate shower which is fully tiled, a bidet which is cleverly hidden away to the bottom of the bath underneath a shelf, tiled flooring, extractor fan and radiator.

HALLWAY- 4'2 (1.29m) x 9'5 (2.89m)

Door to the rear aspect, coving, fitted storage cupboard, laminated flooring, radiator and power points.

FIRST FLOOR LANDING

The landing offers a lovely window to the rear letting plenty of light to the first floor.

BEDROOM ONE- 11'7 (3.54m) x 15'5 (4.70m)

Window to the front and rear aspect with countryside views, fitted wardrobes, radiator and power points.

BEDROOM TWO- 10'11 (3.35m) x 15'3 (4.67m)

Windows to the front and rear aspect, built in storage cupboard which houses the water tank, radiator, power points and loft access.

SUMMER HOUSE /STUDIO - 8'3 (2.53m) x 17'9 (5.41m) / 8'3 (2.54m) x 7'11 (2.42m)

To the rear of the garden is a beautiful single storey summer house which has lots of potential. It was constructed in around 2021 and has a fibre glass roof as well as sash windows with double doors out to the garden. It also benefits from panelled walls, electric log burner sat on a tile surround, laminated wood style flooring, power points and a seperate room which offers fitted cupboards. The room is currently used as a summer house and could be easily converted into self contained accommodation for family or guests, and even a home study.

GARDEN

This north facing garden has been beautifully landscaped and very well looked after. To the immediate rear of the property, it is mostly laid to lawn as well as an area ideal for seating, and gravelled space for parking or to home a caravan. There is three outside water taps and electric. The oil tank is situated to the side of the property with access to the front garden. There is also a greenhouse and kennels with a fence behind going into the second part of the garden where the annexe sits. Outside the summer house is mainly laid to lawn, with well stocked flower and shrub borders and stunning countryside views. The garden to the front is south facing and gravelled making it easy to maintain.

PARKING

There is off street parking to the rear of the property accessed via double gates.