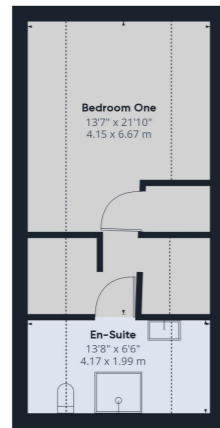


Ground Floor



Floor 1



Approximate total area^①

1742.68 ft²
161.9 m²

Reduced headroom

159.52 ft²
14.82 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Offers In The Region Of £290,000 2 Railway Cottages, Wansford Road, Driffield, YO25 5NQ



PARKING
Off street parking for two cars.

SERVICES
Understood to all be connected to mains. Mains gas, water and electric.

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 'A'.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		



56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



2 Railway Cottages, Wansford Road, Driffield, YO25 5NQ

DESCRIPTION

If you are looking for a hidden gem, look no further! Rare to the market, 2 Railway Cottages is a four bedroom semi-detached property located just a stones throw away from the local town centre. Boasting over 1800 sq ft of accommodation, looks are certainly deceiving with this beautifully presented property and viewings are strongly recommended to fully appreciate what this property has to offer.

The property briefly comprises:- entrance into the kitchen, lounge, dining room, hallway leading to a utility room and downstairs bathroom, three bedrooms, study, sunroom, first floor landing with primary bedroom and en-suite, lovely size garden and off street parking.

LOCATION

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.

THE ACCOMMODATION COMPRISES:-

ENTRANCE INTO:

KITCHEN- 16'9 (5.10m) x 6'11 (2.12m)

Door and window to the side aspect, tiled splash back, a range of wall and base units with laminated worktops, sink with drainer unit, plumbing for dishwasher, space for white goods, Range style oven with gas hob and extractor hood, laminated flooring and power points. There is also an additional room just off of the kitchen with window to the front aspect, wall mounted gas boiler, laminated flooring and power points.

LOUNGE- 14'0 (4.29m) x 15'1 (4.62m)

Bay window to the side aspect, coving, log burning stove with tiled hearth and wooden mantle piece, radiator, TV point and power points.

DINING ROOM- 12'1 (3.70m) x 14'2 (4.33m)

Window to the side aspect, coving, exposed floorboards, radiator and power points.

INNER HALLWAY

Fitted carpets and radiator. There is also access to roof space.

BATHROOM- 9'5 (2.89m) x 8'11 (2.72m)

Spacious family bathroom with opaque window to the side aspect, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, fully tiled shower cubicle, free standing slipper bath with shower attachment, laminated wood effect flooring, radiator and extractor fan.

UTILITY ROOM- 6'5 (1.96m) x 6'4 (1.95m)

Door to the side aspect, shelving, laminated worktop, plumbing for washing machine, space for additional white goods, laminated wood effect flooring, radiator and power points.

STUDY- 7'0 (2.14m) x 6'6 (2.00m)

Window to the side aspect, shelving, fitted carpets, radiator and power points.

HALLWAY

Window to the rear aspect, stairs leading to the first floor landing, laminated flooring, radiator and

power points.

SUNROOM- 10'1 (3.09m) x 9'6 (2.90m)

Versatile reception room with French doors to the rear leading out to the garden, window to the side aspect, laminated wood effect flooring, radiator, TV point and power points.

BEDROOM TWO- 11'1 (3.40m) x 12'2 (3.73m)

Double bedroom with window to the side aspect, fitted carpets, radiator, TV point and power points

BEDROOM THREE- 9'6 (2.90m) x 11'9 (3.59m)

Another double bedroom with window to the side aspect, fitted carpets, radiator, TV point and power points.

BEDROOM FOUR- 10'1 (3.08m) x 9'6 (2.90m)

Window to the side aspect, partially panelled walls, fitted carpets, radiator, TV point and power points.

FIRST FLOOR

BEDROOM ONE- 13'7 (4.15m) x 21'10 (6.67m)

A large double bedroom with velux windows to the side aspects flooding the room with natural light, inset spotlights, shelving, radiators and power points. There is also a two walk in storage space ideal for hanging clothing with access to the eaves, lighting and power.

EN-SUITE- 13'8 (4.17m) x 6'6 (1.99m)

Spacious primary en-suite with velux window to the side aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit and splash back, shower cubicle with wet wall panelling, heated towel rail, radiator and extractor fan.

GARDEN

North facing garden which is of generous size and is mainly laid with lawn, gravelled area for seating, patio area to the immediate rear which wraps around the property, storage space, fully enclose garden with side gate and there is also a secondary gate which could be made access for additional parking. To the front of the property there is an additional storage shed, outside tap and area which would be ideal for an allotment.

