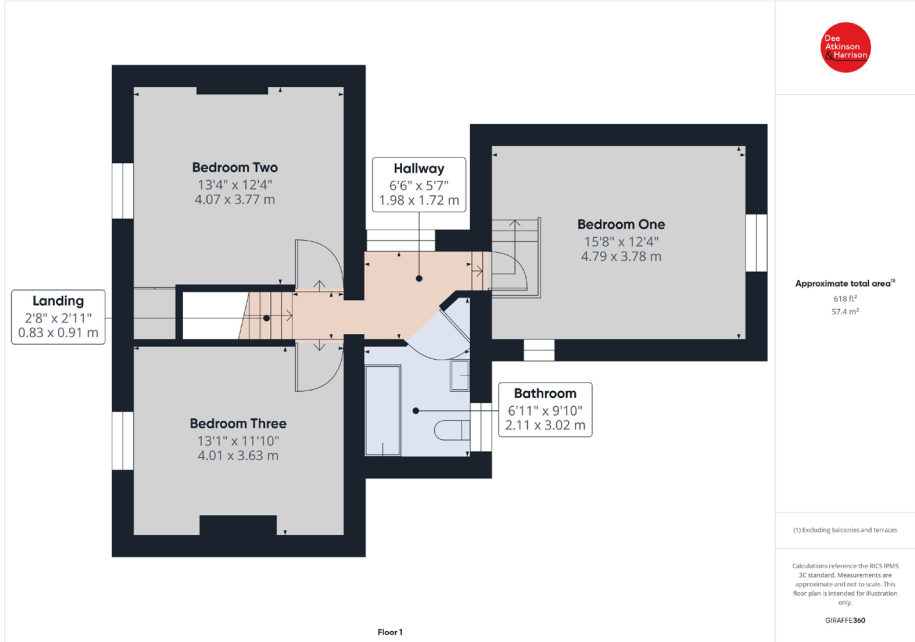




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Asking Price £325,000 West End House, Main Street, Garton on the Wolds, YO25 3EU

SERVICES
Oil fired central heating. Mains 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 'C'.

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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Dee Atkinson & Harrison



West End House, Main Street, Garton on the Wolds, YO25 3EU

DESCRIPTION

Sat on a generous 0.23 acres, West End House is a stunning, fully refurbished cottage located in a quiet village. Over looking countryside views to the rear, this beautifully appointed property boasts spacious accommodation throughout with three double bedrooms and is move in ready. The building is Grade II listed and is of historic interest and also brought to the market with no onward chain. Viewings are highly recommended to appreciate just how beautiful this home is.

The property briefly comprises:- entrance hall, sitting room, dining room, WC, open plan kitchen/lounge area, first floor landing with three good size bedrooms, family bathroom, rear garden, brick outbuilding and on street parking.

LOCATION

Garton is situated on the A166 and provides good access to Driffield, Malton, York and beyond. The village has a primary school, and church and is only three miles from the full range of amenities provided in the town of Driffield. Driffield is a traditional established market town which earned its title as Capital of the Wolds by virtue of its central position within the county. The larger towns and cities are within easy travelling distance either by road, rail or bus.



THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 3'2 (0.99m) x 3'2 (0.97m)

Door to the front aspect, stairs leading to the first floor landing and fitted carpets.

SITTING ROOM- 13'1 (3.99m) x 11'9 (3.59m)

Sash window to the front aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

DINING ROOM- 12'10 (3.92m) x 11'9 (3.60m)

Sash window to the front aspect, wall lights, electric fireplace, fitted carpets, radiator, TV point, telephone point and power points.

WC- 4'11 (1.52m) x 3'1 (0.95m)

Low flush WC, tiled splash back, wall mounted sink and exposed floorboards.

KITCHEN- 6'10 (2.09m) x 19'3 (5.88m)

Door to the side aspect, window to the rear aspect, inset spotlights, a modern shaker style kitchen with a range of wall and base units with breakfast bar, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, built in oven, electric hob, extractor hood, vinyl parquet flooring and power points. The kitchen opens up into:

LOUNGE/BREAKFAST AREA- 23'6 (7.18m) x 12'3 (3.76m)

French doors to the rear aspect, windows to both sides, coving, inset spotlights, log burning stove with tiled hearth, fitted carpets, radiator, TV point and power points.

FIRST FLOOR LANDING- 6'6 (1.98m) x 5'7 (1.72m)

Fitted carpets and power points.

BEDROOM ONE- 15'8 (4.79m) x 12'4 (3.78m)

Double bedroom with sash window to the

rear aspect, inset spotlights, fitted carpets, radiator, TV point and power points.

BEDROOM TWO- 13'4 (4.07m) x 12'4 (3.77m)

Another double bedroom with sash window to the front aspect, built in cupboard space, fitted carpets, radiator and power points.

BEDROOM THREE- 13'1 (4.01m) x 11'10 (3.63m)

A third double bedroom with sash window to the front aspect, cast iron fireplace, fitted carpets, radiator and power points.

BATHROOM- 6'11 (2.11m) x 9'10 (3.02m)

Window to the rear aspect, inset spotlights, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, mixer tap and splash back, panelled bath with over head shower and glass shower screen, vinyl flooring, heated towel rail and extractor fan.

GARDEN

North facing garden which is prodominantley laid with lawn, patio area to the immediate rear of the property with brick built outbuilding ideal for storage, planted trees, timber fencing and gated side access. There is shared access with the neighbouring property.

OUTBUILDING/UTILITY ROOM

There is a brick outbuilding which forms a utility/boiler room. The boiler room has door to the front aspect housing the oil fired boiler. The utility room has door and windows to the side aspect, worktops with space and plumbing for washing machine and dryer. Leading on from this is a separate room with low flush WC and wall mounted sink.

PARKING

On street parking.