

HUNTERS®

HERE TO GET *you* THERE



31 The Green

Lund, Driffield, YO25 9TE

Offers In The Region Of £325,000



Council Tax: C



Mrs Crackers Cottage 31 The Green

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ENTRANCE

UPVC front entrance door, slate flooring and power points.

LOUNGE

UPVC double-glazed sash window to the front aspect, beamed ceiling, radiator, feature fireplace with log burner, power points, TV point and stairs ascending to the first floor landing .

KITCHEN

UPVC double-glazed window to the rear aspect, radiator, feature fireplace, a range of wall and base units with roll top work surfaces, tiled splash backs, sink and drainer unit, space for fridge / freezer, space for dishwasher, under counter lighting, electric oven and electric hob, extractor hood, beamed ceiling, LVT flooring and power points.

UTILITY ROOM

Wooden door to the side aspect, a range of wall and base units with roll top work surfaces, space for washing machine, space for tumble dryer and power points.

DOWNSTAIRS CLOAKROOM

UPVC double-glazed window to the rear aspect, radiator, wall mounted hand wash basin, low flush WC and boiler.

LANDING

Access to the loft, Nuair eco fan, and power points.

BEDROOM ONE

UPVC double-glazed sash window to the front aspect overlooking the green, fitted wardrobes, radiator and power points.

BEDROOM TWO

UPVC double-glazed window to the rear aspect, fitted wardrobes, radiator and power points.

BATHROOM

Four piece bathroom suite comprising; panel enclosed bath with mixer taps and shower attachment, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit, part tiled walls and LVT flooring.

GARDEN

Rear entrance to the low maintenance garden which is pebbled and astro-turfed, plant and shrub borders, patio area, outside tap and outside lights, all secured with new perimeter fence.

PARKING

On street parking.

Material Information - Hunters Beverley

Tenure Type; Freehold

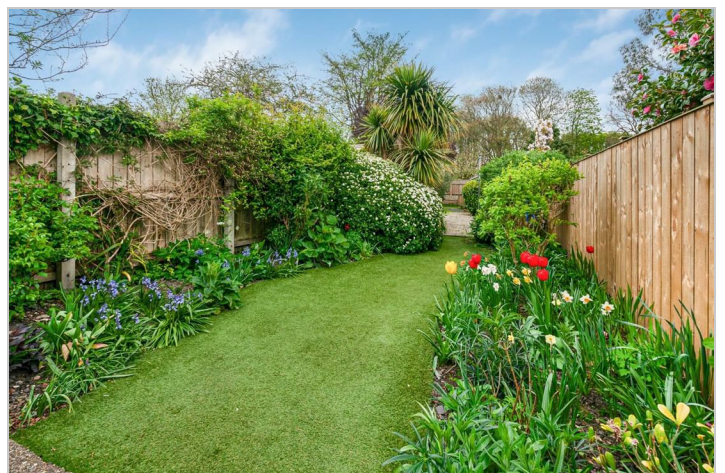
Council Tax Banding; C

Under the terms and conditions of the estate agency 1979, it is advised that the owner of this property is an employee of Hunters Beverley.

This award-winning holiday cottage, located on the Green in the highly sought-after village of Lund, presents a rare opportunity to acquire a true gem in the heart of the Yorkshire Wolds. The village itself boasts a thriving community spirit, complemented by a welcoming pub offering delicious local cuisine, a vibrant village hall hosting various events and fairs, a playing field with a children's playpark, the picturesque St Mary's Church, and a charming duckpond.

This traditional terraced cottage offers an idyllic retreat, whether you're seeking to take on a ready-made business complete with furnishings, a standout first home, or a downsized forever home. Mrs Crackers Cottage not only captivates with its charming kerb appeal but also surprises with a larger-than-average garden, ideal for relaxing or entertaining family and friends.

The accommodation includes a cosy lounge with a feature log-burning stove, a breakfast kitchen, utility room, and WC on the ground floor. Upstairs, the first-floor landing leads to two double bedrooms with fitted wardrobes and a house bathroom. Internal viewings are highly recommended to fully appreciate the charm and versatility this home offers.



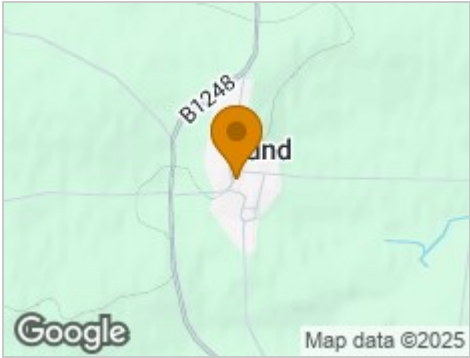
Road Map



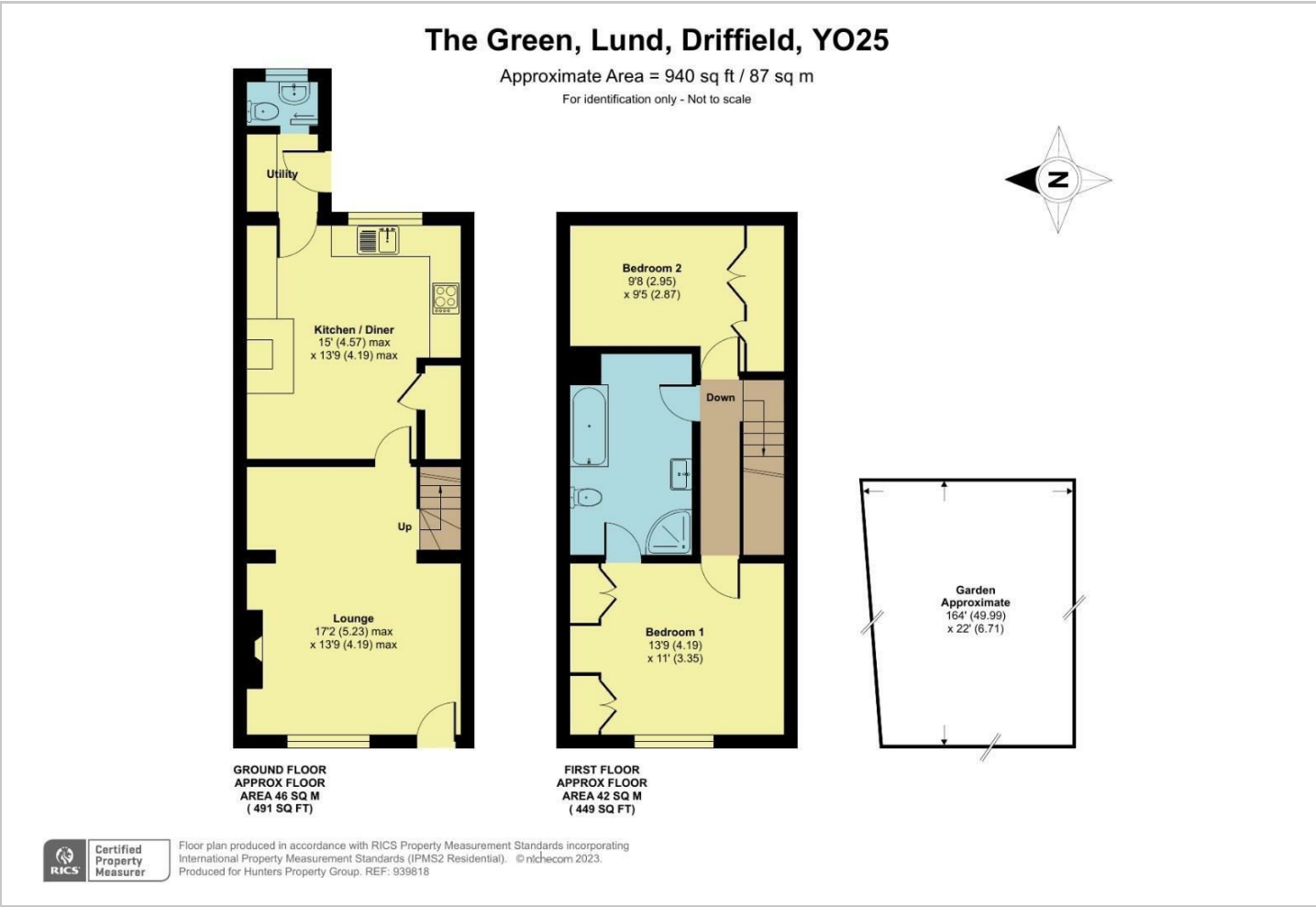
Hybrid Map



Terrain Map



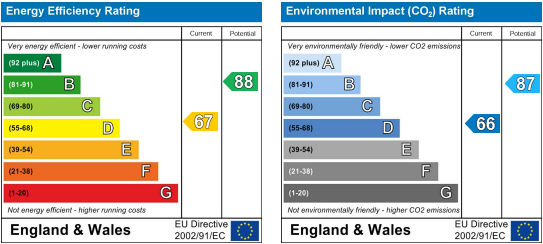
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.