



Spring Cottage 7 The Square
Wansford
YO25 8NR

ASKING PRICE OF

£375,000

4 Bedroom End terrace house

■ **Ulllyotts** ■
EST 1891

01377 253456



4



4



3



Off Road
Parking



Oil Central Heating

Spring Cottage 7 The Square, Wansford, YO25 8NR

A truly deceptive character home in a rural setting, providing extensive accommodation, which includes four reception rooms, and four bedrooms, and presented to the highest order and being set within a quiet position, offset from the main part of the village which has the feel of its own community hub including the newly refurbished village pub!

This is ideal for those buyers looking for their own place in the country, yet do not want to lose touch with the convenience and facilities on offer in the nearby market town of Driffield. The square is a private road which serves only a handful of properties and visitors to the house are likely to enjoy open views to the rear, peace and quiet, interspersed with 'country' sounds of the occasional cock crowing.

The accommodation itself is very extensive and also versatile. There are two main living rooms plus additional separate dining room and study, however, perhaps the focal point is the entrance hall, which gives way to a delightful breakfast style

kitchen.

The first floor features four bedrooms, one having an ensuite and one having a dressing room, which could equally be used as an additional office if required. There is also a spacious house bathroom.

In short, this is a property which could well suit a variety of buyers from couples, simply looking for a rural lifestyle through to families, wanting the space on offer within this delightful home.

DIRECTIONS

Leaving Driffield on the B1249 continue to Wansford. At the mini roundabout turn left onto Nafferton Road. Continue along this road until you see the church on the left-hand side and The Square is then located opposite. For the best approach to Spring Cottage and to appreciate the quiet setting, park up outside the village Church and simply walk down. An interesting feature is the natural running spring from where the cottage derives its name.



Lounge



Lounge



Reception Hall



Breakfast Kitchen

Accommodation

ENTRANCE LOBBY

RECEPTION HALL

A large welcoming entrance to the property, featuring staircase leading off. The entrance extends to the rear part of the property and also has open plan access into:

BREAKFAST KITCHEN

16' 0" x 13' 8" (4.9m x 4.18m)

A large feature room and certainly, the 'hub' of the house. Well fitted with a range of traditionally styled kitchen units and worktops. Inset sink and single drainer. Space and provision for an electric Range cooker with extractor over. Integrated fridge and freezer.

LOUNGE

13' 10" x 12' 4" (4.24m x 3.78m)

With dual front, facing windows and feature brickwork fireplace with inset log burning stove. Original beamed ceiling, radiator and laminate flooring.

SITTING ROOM

14' 7" x 13' 10" (4.46m x 4.23m)

A rear facing room with dual aspect to the side and rear and door leading out onto the exterior. Corner mounted solid fuel stove upon a brickwork hearth. Wall light points. Radiator.

DINING ROOM

12' 2" (3.724.24m)

With beamed ceiling and dual front facing window. Double panelled radiator, niche suitable for a fire.

STUDY

8' 4" x 10' 1" (2.56m x 3.08m)

With side, facing window, laminate floor and double panelled, radiator

REAR LOBBY

Fitted laminate flooring

CLOAKROOM

With fitted laminate flooring, half panelled walls, low-level WC and vanity wash basin.

UTILITY ROOM

5' 5" x 8' 9" (1.67m x 2.68m)

With tiled floor, space and plumbing for automatic washing machine, space and provision for dryer.



Breakfast Kitchen



Sitting Room



STORE

9' 1" x 8' 1" (2.78m x 2.47m)

Having huge potential to develop into a full utility room.

LANDING

A large, spacious, landing, radiator

BATHROOM

Being fitted with a white panelled bath and having an electric shower over, pedestal wash basin and low-level WC. Built-in airing cupboard. Fitted laminate floor and radiator.

BEDROOM 1

12' 4" x 14' 2" (3.76m x 4.32m)

Radiator and front facing window

ENSUITE

With shower enclosure housing and electric shower. Pedestal wash basin and radiator. Fully tiled walls.

BEDROOM 2

12' 7" x 12' 7" (3.86m x 3.85m)

With front facing window, fitted laminate flooring. Radiator.



Sitting Room

BEDROOM 4

7' 11" x 12' 5" (2.42m x 3.81m)

With rear facing window. Built in wardrobe, radiator and laminate floor.

DRESSING ROOM

4' 10" x 13' 0" (1.48m x 3.97m)

BEDROOM 3

12' 9" x 8' 0" (3.89m x 2.44m)

With rear facing window, built in ward robe and laminate flooring. Radiator.

OUTSIDE

The property is accessed via a road serving 'The Square' only. There is vehicular access and parking to the side of the house. A gated access then gives way to an area of garden currently featuring gravelled and planted beds. There is a raised deck, patio and shed.

CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.



Garden



Utility



Cloakroom WC



Location

SERVICES

Mains water and electricity are connected to the property. Drainage is via septic tank.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

TENURE

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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.

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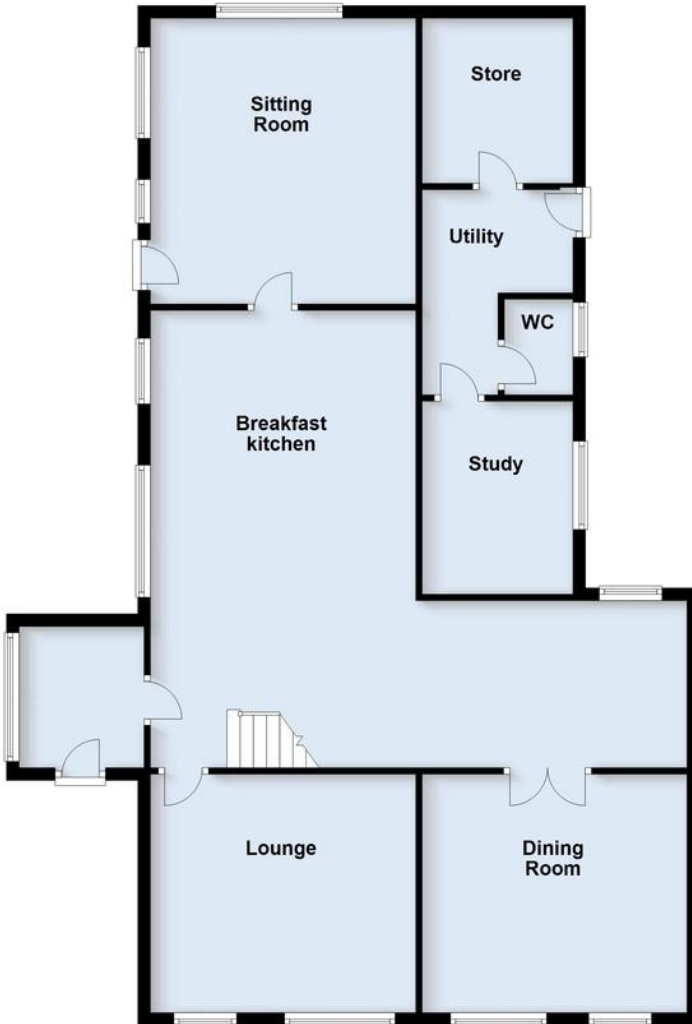
VIEWING

Strictly by appointment (01377) 253456

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 211 sq m

Ground Floor



First Floor



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