



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



WILLOWGREEN

ESTATE AGENTS



Lavender Cottage, Driffield, Yorkshire, YO25 9RS

£750

UNEXPECTEDLY RE-AVAILABLE

Lavender Cottage is a pleasantly nestled two bedroom home in the village location of Fridaythorpe. This is a spacious cottage with two double bedrooms, private south facing garden with patio area and off street parking.

The property comprises in brief: entrance hall, sitting room, kitchen/dining room and guest cloakroom. To the first floor are two good sized double bedrooms and the house bathroom.

Fridaythorpe is uniquely situated on the York to Driffield road with easy travelling distance to Beverley, Hull, Pocklington and Malton. The village is only a couple of miles away from local amenities and is just a stone's throw away from North Yorkshire and in excellent distance for country walks and cycle routes. Surrounded by countryside views it is the perfect area.

Council Tax Band B
EPC Rating C



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ENTRANCE HALL

Door to front, intercom phone.

GUEST CLOAKROOM

Laminated wood style flooring, low flush WC, wash hand basin with pedestal, extractor fan and radiator.

SITTING ROOM

Window to front aspect, laminated wood style flooring and coving. Power points, TV point, telephone point. Under stairs cupboard for storage.

KITCHEN

Door and window to rear aspect, tiled flooring, radiator and power points. Range of wall and base units with roll top work surfaces and tiled splash back. Plumbed for washing machine, sink and drainer unit, integrated fridge/freezer, electric oven and hob, extractor hood and fan.

FIRST FLOOR LANDING

Coving, power points, cupboard housing water tank.

BEDROOM ONE

Window to front aspect, radiator, power points and loft access.

BEDROOM TWO

Window to rear aspect, coving, radiator, TV point and power points.

HOUSE BATHROOM

Partially tiled walls, laminated laid style floor, three piece suite comprising of panel enclosed bath with mixer taps with electric shower, low flush WC and wash hand basin with pedestal. Heated towel rail, shaver point and extractor fan.

GARDEN

Low maintenance south facing garden with mainly laid to lawn with plant and shrub borders, patio area, outside tap and lighting. Shed to be included however hot tub will be removed.

PARKING

Allocated off street parking for one car to the rear of the property.

