



Lavender Cottage 2 Back Village Green, Atwick,
YO25 8DN

 2  1  2  E

Tucked away in a charming setting, Lavender Cottage is a delightful two-bedroom home full of warmth and character.

Inside, the ground floor offers a cosy lounge, a separate dining room, a galley-style kitchen, and a bathroom. To the first floor, you'll find two comfortable bedrooms, making it an ideal home for a couple, small family, or those seeking a peaceful retreat.

Outside, the cottage really comes into its own, with a covered patio seating area perfect for relaxing or entertaining, a gravelled area with a picnic bench, and beautifully planted trees and shrubs that frame the garden to create a truly quaint, cottage-style feel. The property also has private parking.

Lavender Cottage blends charm, comfort, and character both inside and out — the perfect escape to countryside living.

EPC: E
Council Tax: Extemp (as currently used as holiday let). Previous Band A
Tenure: Freehold

Entrance

Lounge

14'9" x 8'3" (4.51 x 2.52)

Dining Room

14'8" x 12'10" (4.49 x 3.92)

Kitchen

14'1" x 4'8" (4.3 x 1.43)

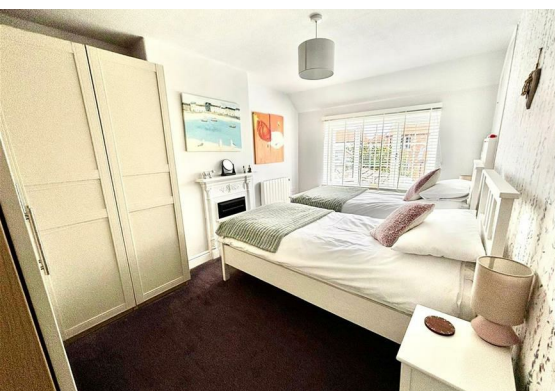
Bedroom 1

14'11" x 9'4" (4.57 x 2.86)

Bedroom 2

15'0" x 8'4" (4.58 x 2.55)





Ground Floor Bathroom
7'0" x 5'6" (2.15 x 1.68)

Rear Garden



Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents
20 Newbegin Hornsea, East Yorkshire, HU18 1AL
T. 01964 532121 | E. office@ourhouseestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	