



**94 Main Street
Driffield, YO25 8AZ
Guide price £269,500**



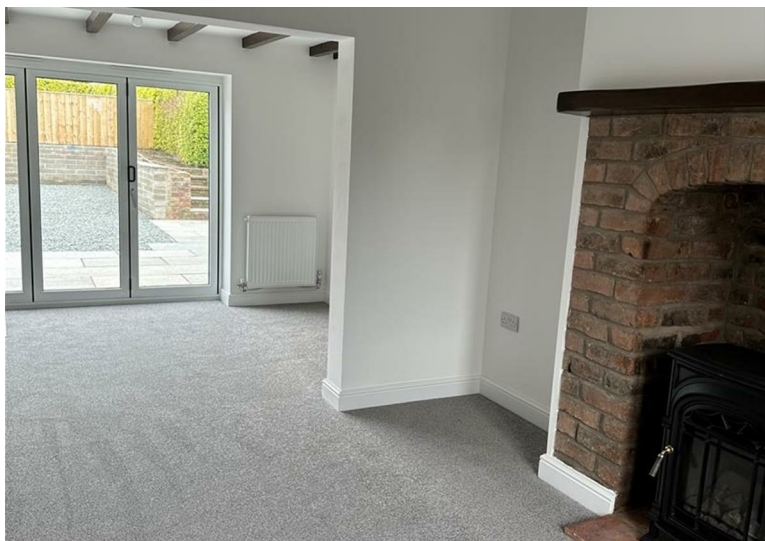
WILLOWGREEN
ESTATE AGENTS

" HIGH QUALITY FLOORING THROUGHOUT" A beautiful semi-detached cottage which has been sympathetically restored and renovated to high standard.

The property briefly comprises, entrance into modern kitchen, snug/bed 4, dining area, lounge, inner hallway, sitting room, utility room, shower room, landing, three further bedrooms and shower room.

The property benefits from gas central heating and Upvc double glazing. There is plenty of parking, garden to the rear, which has been left as a blank canvas for the purchasers to put their own stamp on it. The garden is gravelled, walled and has a super patio area.

Beeford is a sought after village and civil parish in the East Riding of Yorkshire, England. In close proximity to the junction of the A165 and the B1249, and approximately 10 miles north-east from Beverley and 8 miles south from Bridlington. A local pub, school, transport and amenities within the area, Beeford provides something for everyone.
EPC rating E



ENTRANCE

With side entrance door into kitchen.

KITCHEN

With modern range of wall and base units, drawer units, built-in dishwasher, fridge freezer, electric oven and microwave, induction hob, splash back and extractor hood, work surface over, modern radiator, 1 1/2 bowl asterite sink and mixer tap, ceiling spotlighting, window to side and rear elevation.

SNUG/BED 4

With window to front and side elevations, two radiators, wall mounted gas central heating boiler and TV point.

DINING AREA

With radiator and bi fold doors opening on to the garden. Opening into lounge.

LOUNGE

With feature fireplace, radiator, window to front elevation and open beams.

INNER HALLWAY

With radiator, stairs leading off, window to rear and thermostat.

SITTING ROOM

With window to front elevation, radiator and TV point.

UTILITY ROOM

With radiator, base units with stainless steel sink unit, space for washing machine and tumble dryer, wall unit, upstand, window to rear elevation and composite door.

SHOWER ROOM

With modern shower cubicle, thermostatic shower over, wetwall, glass shower screen, vanity wash hand basin, wc, heated towel ladder, extractor and window to rear elevation.

LANDING

With doors to.

BEDROOM 1

With radiator, window to front elevation and TV point.

BEDROOM 2

With radiator, window to front elevation, loft access and TV point.

BEDROOM 3

With radiator and window to rear elevation.

SHOWER ROOM

With quadrant shower cubicle, thermostatic shower over, wc, vanity wash hand basin, heated towel ladder and window to rear elevation.

OUTSIDE

There is plenty of parking, garden to the rear, which has been left as a blank canvas for the purchasers to put their own stamp on it. The garden is gravelled, walled and has a super patio area.

TENURE

We understand that the proeprty is Freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is E.

PLEASE NOTE THIS WILL HAVE IMPROVED BY THE RENOVATIONS, NEW BOILER, INSULATION, NEW WINDOWS AND DOORS.

COUNCIL TAX BAND

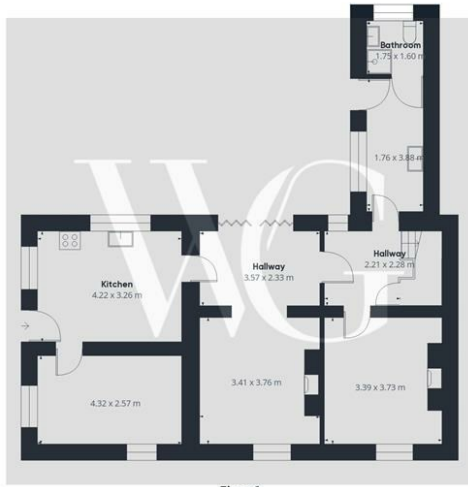
The council tax banding is B.

NOTE

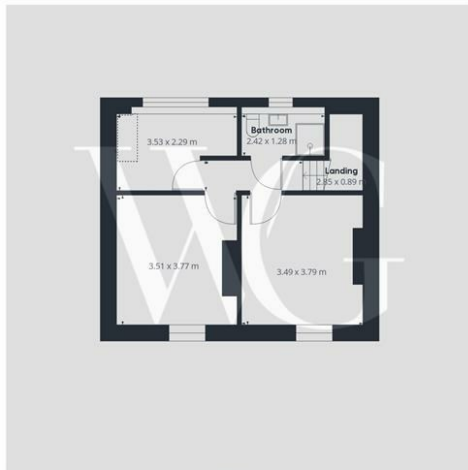
Please note that the property has been fully renovated to a high standard.







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

118.46 m²

Reduced headroom

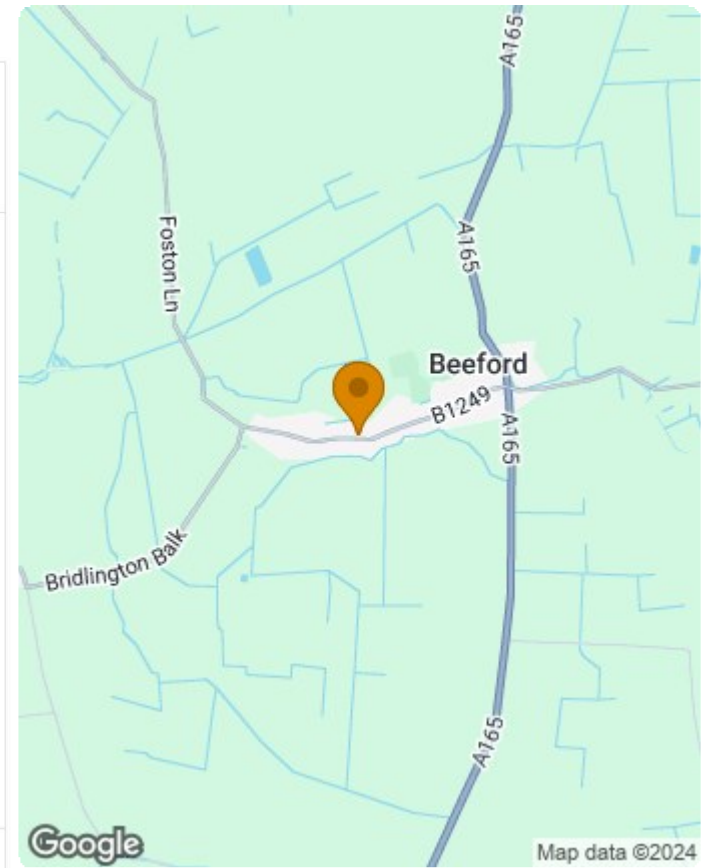
0.79 m²

(1) Excluding balconies and terraces

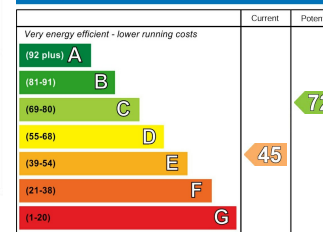
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



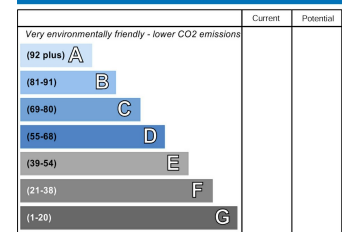
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



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