



**1 Railway Cottages Beverley Road  
Driffield, YO25 6SB  
Asking price £250,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

CALLING ALL RAILWAY ENTHUSIASTS, OR DO YOU WANT TO BE CLOSE TO TOWN? The railway has been instrumental in the prosperity of the town since it arrived here in October 1846. We understand the Railway cottages were built later and extended as the years went on to create great characterful homes.

This super attractive single storey cottage style dwelling is an absolute MUST SEE, with wood burning stove and stripped flooring, giving a great feel!

The property briefly comprises entrance into conservatory, lounge, kitchen, utility room, three good sized bedrooms and bathroom. GREAT CORNER PLOT, TOWN CENTRE, PRIVATE GARDEN, PARKING AND CAR PORT!

Named as one of The Sunday Times' "Best Places to Live in the North of England", Driffield is also known as The Heart of the Yorkshire Wolds. Nestled between the low undulating hills of Yorkshire's East Riding, Driffield is a friendly and welcoming market town offering a superb range of traditional shops, a buzzing weekly market, as well as excellent transport links and an extensive range of amenities for its residents and visitors to enjoy.

EPC rating E



**CONSERVATORY** 15'6" x 6'5" (4.73 x 1.97)

A Upvc and brick build with vinyl flooring and timber door into lounge.

**LOUNGE** 15'10" x 13'10" (4.85 x 4.24)

With timber stripped flooring, feature fireplace with wood burning stove in situ, TV point, window to side elevation, radiator and recessed shelving.

**INNER HALLWAY** 3'4" x 8'1" (1.03 x 2.48)

With stripped flooring and doors to.

**KITCHEN** 13'10" x 9'6" (4.24 x 2.92)

With wall and base units, integrated electric oven, hob and extractor over, timber work surface, tiled splash back, 1 1/2 bowl stainless steel sink and mixer tap, space for fridge freezer, vinyl flooring, window to front elevation and radiator.

**INNER LOBBY** 2'7" x 4'1" (0.81 x 1.25)

With composite door into, leading on to utility room and kitchen.

**UTILITY ROOM** 7'1" x 7'0" (2.17 x 2.15)

With window to front and rear elevations, vinyl flooring, space and plumbing for washing machine and tumble dryer. Door to bathroom.

**BATHROOM** 6'0" x 6'9" (1.84 x 2.08)

With modern white suite comprising, panelled bath, pedestal wash hand basin and low level wc, window to front elevation, tiled walls, extractor and ceiling spot lighting.

**BEDROOM 1** 13'10" x 11'10" (4.24 x 3.63)

With window to side elevation, radiator and TV point.

**BEDROOM 2** 13'10" x 7'11" (4.23 x 2.42)

With timber stripped flooring, window to side elevation and radiator.

**BEDROOM 3** 10'1" x 8'2" (3.08 x 2.50)

With two windows to side elevation, stripped timber flooring and radiator.

**GARDEN**

The property sits proud on the plot behind a hedging screen with gravelled driveway on entrance, large lawned area, colourful borders and climbers, rose

bushes and shrubs.

Timber garden shed, car port, outside lighting and outside tap.

**PARKING**

There is a gravelled driveway with parking for several vehicles.

**TENURE**

We understand that the property is Freehold.

**SERVICES**

All mains services are connected.

**ENERGY PERFORMANCE CERTIFICATE**

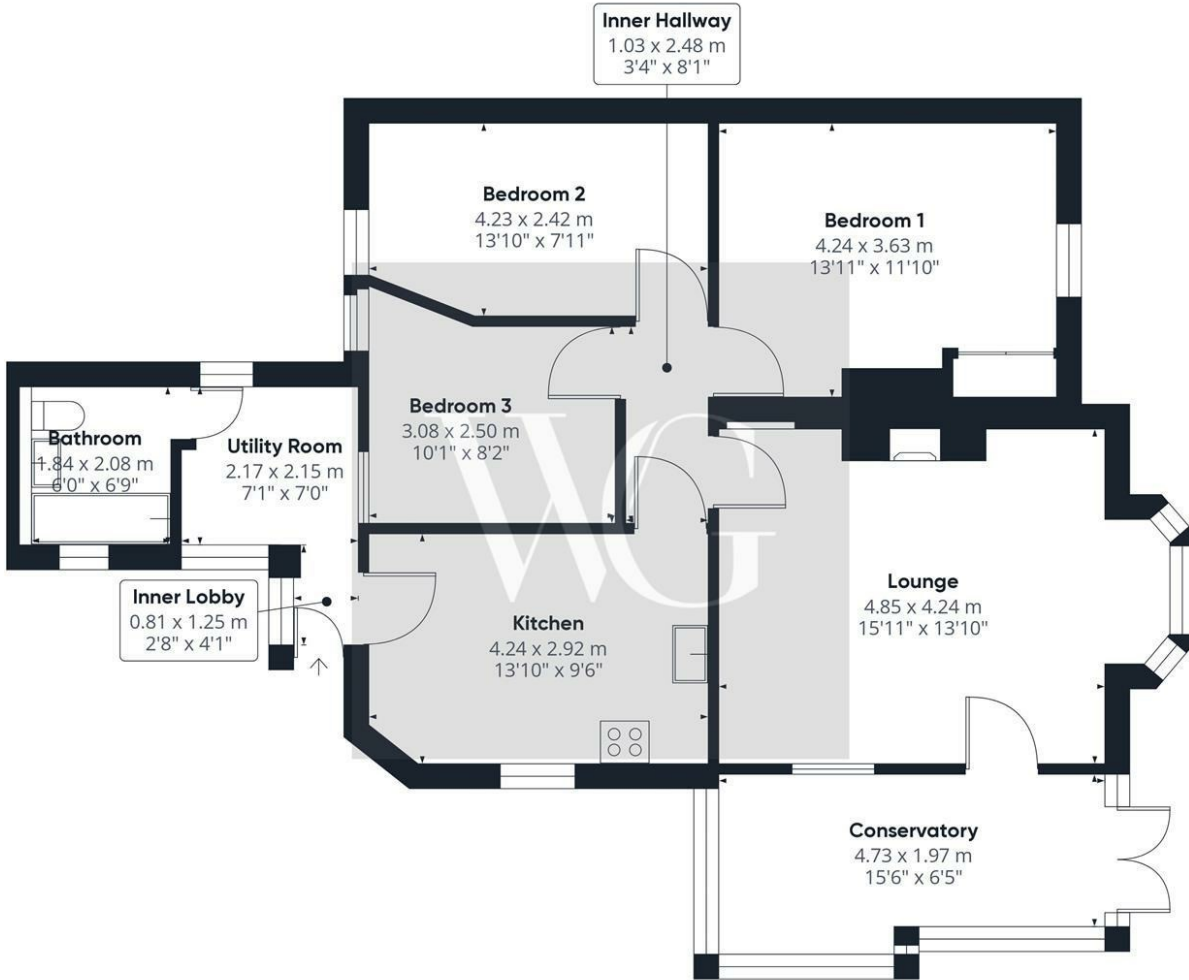
The energy performance rating is E.

**COUNCIL TAX BAND**

The council tax banding is B.







WG

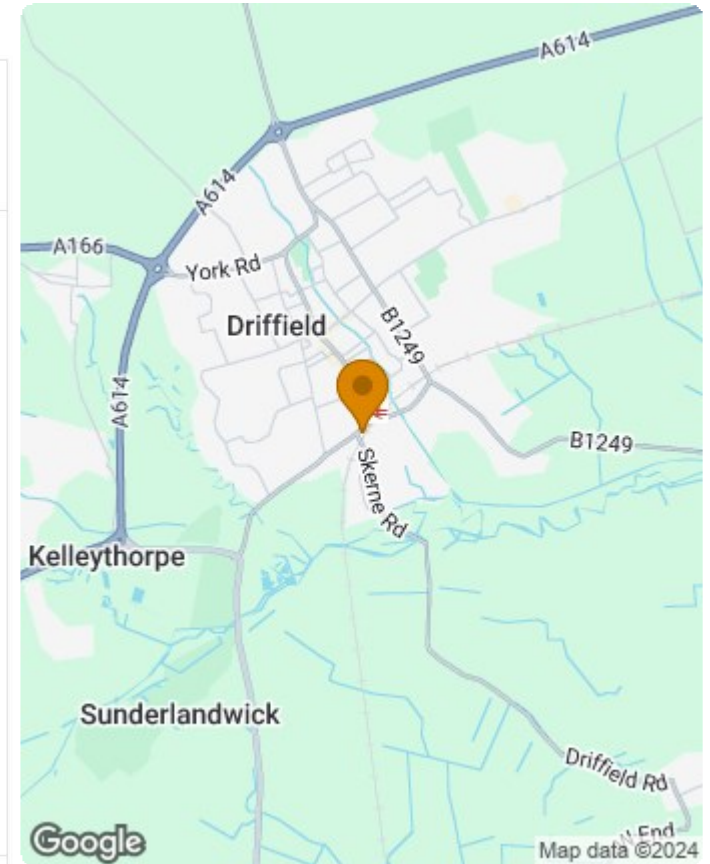
Approximate total area<sup>®</sup>  
90.29 m<sup>2</sup>  
971.87 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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