



**Ansdell House Main Street  
Garton on the wolds, East Yorkshire YO25 3ET  
Guide price £300,000**



**WILLOWGREEN**  
ESTATE AGENTS

Ansdeell House is a charming period property with a garden of approx. 1/4 acre located in the sought after village of Garton on the Wolds on the outskirts of Driffield town centre.

This three bedroom Sledmere built home dates back to circa 1919 and has a wealth of period features including the original range which was once an old bread oven, deep skirtings, high ceilings and feature fireplaces throughout. The property comprises; entrance hallway, kitchen, utility room, lounge, dining room and guest cloakroom to the ground floor. To the first floor are three double bedrooms, house bathroom and a light and airy landing. The property has the benefit of secondary double glazing, off-road parking accessed via a shared drive, and a garage. There is a beautiful woodland style garden with lawned area bordered by an array of trees and plants.

Garton on the Wolds is a village and civil parish on the Yorkshire Wolds in the East Riding of Yorkshire, England. It is situated approximately 3 miles north-west of Driffield town centre and lies on the A166 road with great access to Driffield, York and Malton. Garton on the Wolds CE Primary School is also situated in the beautiful village, as well as the Church of St Michaels and all Angels and The historical landmark Sir Tatton Sykes monument, which sits proudly on the outskirts of the village.

EPC Rating F



**ENTRANCE HALL**

Wooden door to the front aspect, parquet flooring, understairs storage, radiator and power points.

**KITCHEN** 9'7" x 8'4" (2.93 x 2.55)

Window to the rear aspect of the property, tiled flooring, original stove, a range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit, integrated fridge, electric oven, induction hob, extractor fan, radiator, power points.

**UTILITY ROOM** 5'9" x 5'4" (1.77 x 1.65)

Window to the rear of the property, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine and power points.

**GUEST CLOAKROOM**

Window to the rear aspect of the property low flush WC, wash hand basin with pedestal, radiator.

**LOUNGE** 15'0" x 14'4" (4.59 x 4.37)

Wooden dual aspect windows to the front and rear of the property, coving, open fire, radiator, and storage cupboard

**DINING ROOM** 14'4" x 11'10" (4.37 x 3.61)

Wooden window to the front and side aspect of the property, original parquet flooring, coving, radiator, open fire and power points.

**BEDROOM ONE** 15'5" x 10'3" (4.70 x 3.13)

Wooden window to the rear aspect of the property, period fireplace, radiator and power points.

**BEDROOM TWO** 15'4" x 12'2" (4.69 x 3.72)

Wooden windows to the front and rear aspect of the property, period fireplace, radiator, power points.

**BEDROOM THREE** 11'7" x 7'6" (3.55 x 2.30)

Wooden window to the front aspect of the property, panelled walling, radiator and power points.

**BATHROOM**

Window to the rear aspect of the property, radiator, bath with mixer taps, low flush WC, wash hand basin with pedestal, separate shower cubicle with electric shower and panelled and tiled walls.

**TENURE**

FREEHOLD

**EPC RATING F****COUNCIL TAX BAND C****SERVICES**

Oil Heating, mains electric, water and drainage.

**PARKING**

Off street parking for multiple cars via a shared driveway.







**Ansdell House, Main Street YO25**  
 Approximate Gross Internal Floor Area = 115.1 sq m / 1239 sq ft  
 Outbuilding Area = 57.3 sq m / 618 sq ft  
 Total Area = 172.5 sq m / 1857 sq ft

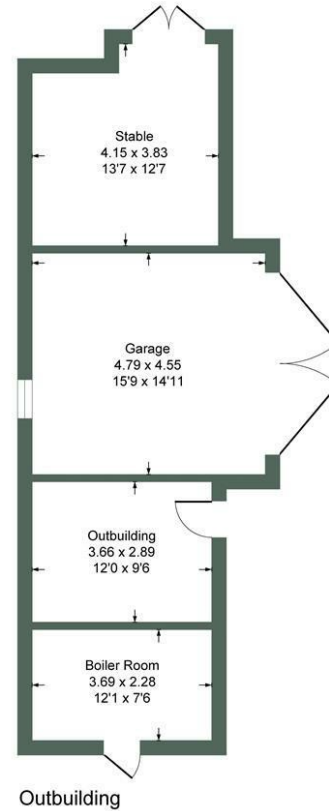
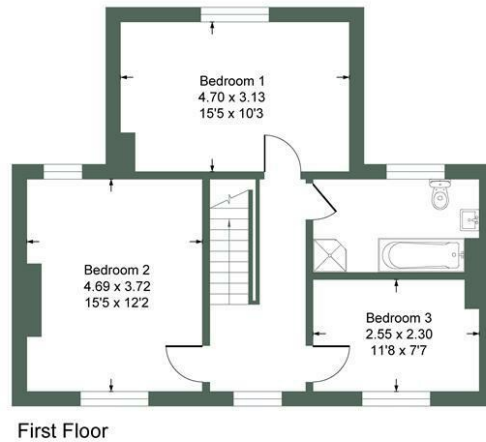
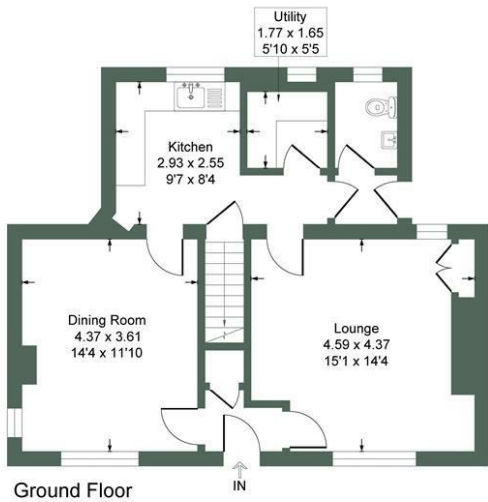
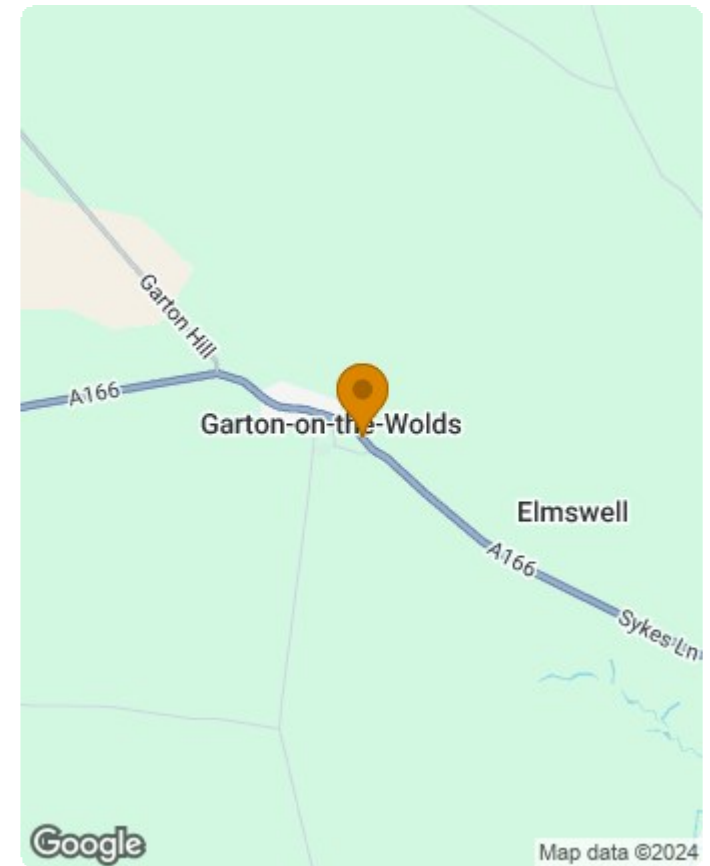


Illustration for identification purposes only, measurements are approximate, not to scale.



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	36	64

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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