



Cosy Cottage Sands Lane
Driffield, YO25 8PG
Asking price £110,000

WILLOWGREEN
ESTATE AGENTS

ARE YOU LOOKING FOR AN INVESTMENT? AIR BNB, HOLIDAY LET OR HOLIDAY HOME? LOOK NO FURTHER! This simply stunning cottage style bungalow is a wonderful retreat. If you're looking at caravans or holiday lodges this surely must be a better investment. Take a look...NO SITE FEES.

The property briefly comprises, entrance into kitchen/ living area, bedroom and shower room. The property has seating outside and a parking space. Great for walkers and cyclists. Superb village location.

Barmston is a village and civil parish in the East Riding of Yorkshire, England. It is situated on the Holderness coast, overlooking the North Sea and to the east of the A165 road. Barmston is approximately 6 miles (10 km) south of Bridlington town centre. The parish includes the village of Fraisthorpe. Barmston is mentioned in the Domesday Book as having eight ploughlands and belonging to Drogo of la Beuvrière. The village has a public house, village community centre and close to the beach and coutry walks.

EPC RATING C



ENTRANCE

A ramp and stairs allows access to the composite security entrance door that gives access into the property.

KITCHEN/LIVING AREA 17'6" x 8'3" (5.34 x 2.52)

The beautiful modern kitchen area offers a fully fitted shaker style kitchen with a range of wall and base units with complimentary work surface over. Within the kitchen is an halogen hob with electric oven, splashback and extractor unit over, automatic washing machine and tumble dryer, upright fridge and freezer with water dispenser and a resin large bowl sink and drainer with mixer tap over. Two UPVC windows over look the shared courtyard to the rear. There is an excellent sized breakfast bar seating area with full height stools. The living area offers a wall mounted smart tv, 2 modern programmable electric panel heaters, LED ceiling light. Wood effect vinyl flooring runs throughout and there is an array of power points that include USB fittings within the lounge area.

BEDROOM 11'0" x 8'11" (3.37 x 2.73)

A bright and airy front facing bedroom with a UPVC window, wall mounted programmable panel heater, a wall mounted TV and a selection of freestanding oak bedroom furniture including wardrobes, drawer units and bedside cabinets. Wood effect vinyl flooring runs throughout. A further door then allow access into:

SHOWER ROOM 6'0" x 4'9" (1.83 x 1.46)

A beautifully presented shower room which offers a good sized double shower cubicle with a shower incorporating a rain water head, vanity based hand wash basin with storage and a vanity coupled dual flush WC. Within the shower room is an opaque UPVC window to the rear aspect, extractor fan, electric towel radiator and ceiling spot light over shower. Wood effect vinyl flooring runs throughout.

OUTSIDE

To the front of the property is a designated seating area, private driveway and allocated parking space.

TENURE

We understand that the property is Freehold.

SERVICES

Electric, water and drainage connected.

ENERGY PERFORMANCE CERTIFICATE

The energy assessment rating is C.

COUNCIL TAX BAND

Not applicable.

NOTE

This is a holiday home, second home or Air BNB, the property can be occupied for 12 months of the year, but you must have another residential address.

There is a £200PA fee to pay to cover the road maintainance.





