



Station Road Cottage Station Road
Drifffield, YO25 4RA
Offers in excess of £239,500


WILLOWGREEN
ESTATE AGENTS

COUNTRY COTTAGE, MUST BE VIEWED!! A lovingly restored and renovated village cottage situated in the totally unspoilt village of Harpham.

QUIET COUNTRY LANE LOCATION, VILLAGE WALKS, UPSPOILT COUNTRYSIDE.

The property is set back from the large grassed verge and offers privacy to the rear. The property briefly comprises, entrance hall, sitting room opening into dining room, large kitchen/diner, first floor landing with three double bedrooms and family bathroom. Good sized garden and brick outhouses. The property benefits from oil fired central heating and multi-fuel burning stove.

Harpham is a small village and civil parish in the East Riding of Yorkshire, England. It's located just south of the A614 road, approximately 5 miles (8 km) north-east of Drifffield and 7 miles (11 km) south-west of Bridlington. The civil parish includes the village of Harpham and the hamlets of Lowthorpe and Ruston Parva. The village has historical significance, with several listed buildings. You might want to visit the St. Quintin Arms, which offers local ale, freshly made food, and stunning accommodation amidst the idyllic Yorkshire countryside.



ENTRANCE HALL

With composite door into, laminate flooring and radiator.

SITTING/DINING ROOM 23'8" x 12'10" (7.23 x 3.92)

With two windows to front and rear elevation, brick feature fireplace with multi-fuel burning stove, T V point and radiator. Timber beamed ceilings.

KITCHEN/DINER 14'0" x 12'7" (4.28 x 3.86)

With recently re-fitted kitchen units, wall, base and drawer units, work surface over, upstand, asterite sink and mixer tap, understairs cupboard, electric cooker and dishwasher, space for washing machine, radiator, two windows to rear elevation and rear composite door. Door and stairs leading to the first floor.

LANDING 8'0" x 3'5" (2.46 x 1.05)

With window to side elevation. Doors to.

BEDROOM 1 12'10 x 10'1 (3.91m x 3.07m)

With open cast fireplace, radiator and window to front elevation.

BEDROOM 2 14'4 x 9'8 (4.37m x 2.95m)

With window to side elevation and radiator.

BEDROOM 3 12'0" x 7'7" (3.66 x 2.33)

With open cast fireplace, radiator and window to front elevation.

BATHROOM 9'4" x 5'0" (2.85 x 1.54)

With cast iron panelled bath, electric 'climate' shower over, folding glass shower screen, pedestal wash hand basin, low level wc, wetwall to walls, 'Rhino' vinyl style flooring, radiator and window to rear elevation.

OUTSIDE

With open plan lawned frontage, to the rear there are two brick outhouses with power, light and water connected, one has a sink unit with taps. Oil tank. Lawned area, seating area, very private and secure garden.

PARKING

There is on street parking available.

TENURE

We understand that the property is Freehold.

SERVICES

With mains water and electric connected to the property. (There is no gas in the village, the property has oil fired central heating and a septic tank).

ENERGY PERFORMANCE CERTIFICATE

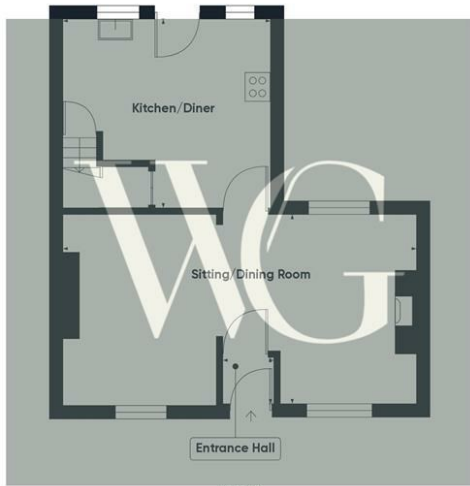
The energy performance rating is F. (This may have been improved now due to the renovations of brand new windows, composite doors and multi-fuel burning stove)

COUNCIL TAX BAND

We understand that the council tax banding is A.







Floor 1



Floor 2

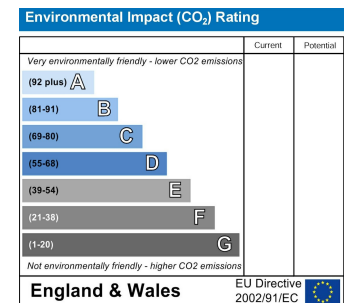
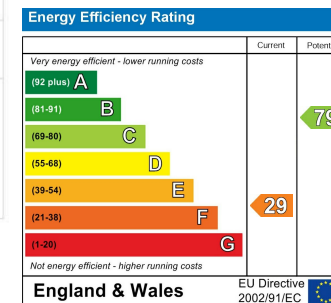
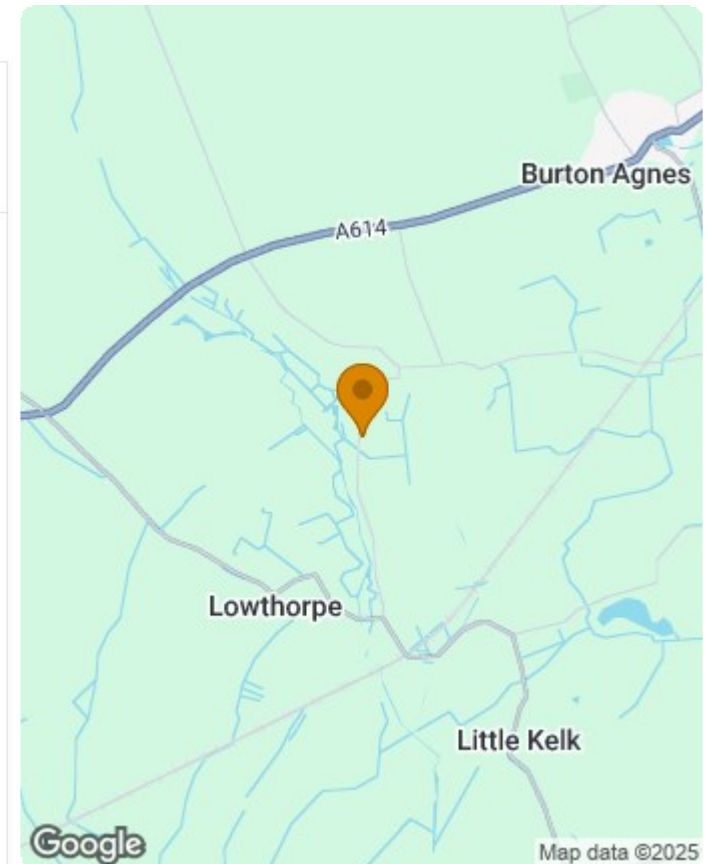
WG

Approximate total area⁽¹⁾
85.14 m²
916.48 ft²

(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.

GIRAFFE360



01377 310077 | driffield@willowgreenestateagents.co.uk

19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633