



**Little Fountain Cottage Wilfholme Road
Driffield, East Yorkshire YO25 9HZ
Asking price £450,000**



WILLOWGREEN

ESTATE AGENTS

THIS PROPERTY IS AN ABSOLUTE GEM! Surrounded by open countryside and grounds of around 1/3 acre. This extremely spacious versatile property is certainly one not to be missed!

The property briefly comprises, entrance hall, kitchen/ diner, lounge, conservatory, dining room, utility room, bedroom one and two with en-suite shower rooms and a further double bedroom with an open ladder to an attic area/ potential bedroom/ sitting room. Large plot with parking and gardens surrounding the bungalow. The property benefits from oil fired central heating, water borehole and septic tank. THIS IS A GREAT OPPORTUNITY FOR "THE GOOD LIFE".

Watton is a village and civil parish in the East Riding of Yorkshire, England. The village is situated on the A164 road, about 6 miles (9.7 km) north of Beverley and 6 miles (9.7 km) south of Driffield.

Kilnwick (or Kilnwick-on-the-Wolds) is a village and former civil parish, now in the parish of Beswick, in the East Riding of Yorkshire, England. It is situated in the Yorkshire Wolds approximately 5 miles (8 km) south of Driffield town centre and 7 miles (11 km) north of Beverley town centre. It lies 1 mile (1.6 km) west of the A164 road, and 3 miles (5 km) east of Middleton on the Wolds.



ENTRANCE HALL 3'6" x 14'11" (1.09 x 4.56)
With Upvc entrance door into, radiator, loft access, ceiling spotlighting, storage cupboard and doors to.

KITCHEN/ DINER 13'6" x 12'3" (4.12 x 3.74)
A light and spacious room with fitted wall, base and drawer units, double belfast sink with mixer tap, space for fridge and freezer, integrated electric oven, hob and extractor, work surfaces over, tiled splash back, radiator, coving, bay window to front elevation, side window and entrance door.

LOUNGE 15'5" x 12'1" (4.70 x 3.69)
With feature fireplace, wood burning stove in situ, bay window to front elevation, radiator, coving and French doors to conservatory.

CONSERVATORY 12'4" x 8'2" (3.78 x 2.51)
A great addition to the bungalow, giving views over open countryside and garden. Upvc and brick construction with door to garden.

DINING ROOM 13'5" x 10'5" (4.09 x 3.18)
With window to side elevation, coving, radiator and storage cupboard.

UTILITY ROOM 4'1" x 5'6" (1.27 x 1.68)
With wall mounted wash hand basin, space for washing machine, laminate flooring and wall mounted storage cupboards.

BATHROOM 10'3" x 8'10" (3.14 x 2.70)
A large bright and airy bathroom with shower enclosure, glass shower screen, electric shower over, panelled bath with taps, low level wc and pedestal wash hand basin, coving, airing cupboard, cylinder cupboard, tiled walls and window to side elevation.

BEDROOM 1 11'4" x 11'9" (3.47 x 3.60)
With window to rear elevation, coving and radiator.

EN-SUITE SHOWER ROOM 7'10" x 5'7" (2.40 x 1.71)
With shower enclosure, glass shower screen, electric shower over, low level wc and pedestal wash hand basin, coving, radiator and window to side elevation.

BEDROOM 2 11'3" x 11'5" (3.44 x 3.50)
With window to rear elevation, coving and radiator.

EN-SUITE SHOWER ROOM 7'6" x 5'10" (2.30 x 1.79)

With shower enclosure, glass shower screen, electric shower over, low level wc and pedestal wash hand basin, coving, radiator and window to side elevation.

BEDROOM 3 9'9" x 14'6" (2.98 x 4.44)
With French doors to garden, radiator and coving. Fixed steps to the attic room/ potential bedroom/ sitting room.

ATTIC/ POTENTIAL BEDROOM 15'3" x 16'8" (4.66 x 5.09)
A lovely bright space, currently used as a recreation room with power and light, TV point and carpeted.

OUTSIDE
The property sits on 1/3 acre plot or thereabouts, with established gardens, lawn, vegetable plot, fruit trees, log store, timber garden shed, greenhouse and plenty of seating areas. The garden adjoins open countryside with superb views of same. There is a gravelled parking area beyond the timber gated access. Outside tap, outside security lighting. There is access to the septic tank, water borehole and oil tank. The boiler is an external oil fired boiler.

PARKING
The property offers a good sized gravelled parking area within the boundaries of the plot.

TENURE
We understand that the proeprty is Freehold.

SERVICES
Electricity and telephone are connected.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is D.

COUNCIL TAX BAND
The council tax band is C.

NOTE







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

151.76 m²
1633.55 ft²

Reduced headroom

11.05 m²
118.89 ft²

(1) Excluding balconies and terraces

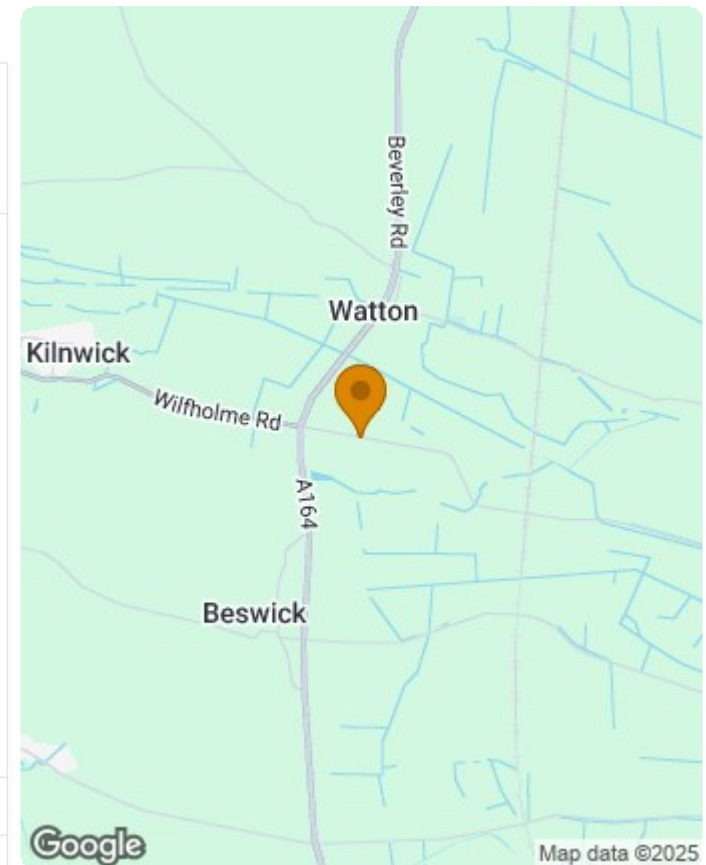
Reduced headroom

----- Below 1.5 m/5 ft

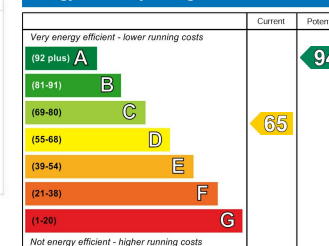
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



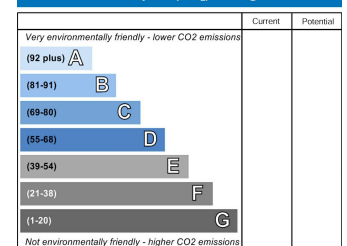
Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive
2002/91/EC



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