



6 Foston Lane
Drifffield, YO25 8JZ
Asking price £400,000


WILLOWGREEN
ESTATE AGENTS

**** £10,000 allowance towards deposit **** Originally three charming cottages, this beautifully presented period property offers a rare opportunity to own a substantial and characterful home in the heart of a sought-after village.

Boasting an abundance of original features alongside tasteful modern updates, the accommodation is both spacious and versatile, with up to five bedrooms and three reception rooms, ideal for family living and entertaining.

Set within a generous and well-maintained private garden, the property also benefits from ample off-road parking—a true rarity in village settings.

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Drifffield. Well placed for access to the East Yorkshire Coast, the village is also within comfortable commuting distance of the city of Hull and the historic town of Beverley. Within the village, there is a public house, and well regarded primary school. Additional facilities are available in the nearby villages of Beeford and Brandesburton including a GP practice and surgery in Beeford.

EPC rating TBC



ENTRANCE HALL

With timber glazed door into with feature stained glass, stairs leading off, oak flooring, under stairs storage and doors to.

RECEPTION ROOM/ GYM

With window to front elevation, vinyl flooring and radiator.

KITCHEN/ DINER

A super statement room with range of wall, base and drawer units, integrated fridge/ freezer, dishwasher, 'Rangemaster' range gas cooker, island with breakfast bar, granite work surfaces, inset sink and mixer tap, two windows to rear elevation.

PANTRY

A great addition to the kitchen with power and light.

UTILITY ROOM

With space for washing machine and tumble dryer, wall and base unit, work surface over, tiled flooring and door to wc.

CLOAKS/ WC

With wall mounted gas central heating boiler and low level wc.

SNUG

With windows overlooking the rear garden, French doors to garden, TV point and radiator.

LOUNGE

With feature fireplace with wood burning stove in situ, TV point and radiator.

LANDING

A large airy landing with alcove, airing cupboard ceiling spot lighting, light tunnel and radiator. Doors to.

BEDROOM 1

With window to rear elevation and radiator.

EN-SUITE

With quadrant shower, electric shower over, pedestal wash hand basin, low level wc, tiled walls, window to side elevation and radiator.

BEDROOM 2

With window to front elevation, storage cupboard and radiator.

BEDROOM 3

With window to front elevation, radiator and loft access.

BEDROOM 4

With window to side and rear elevations, radiator and vinyl flooring.

OFFICE/ BEDROOM 5

With window to front elevation and radiator.

BATHROOM

An extremely large bathroom with panelled bath, double shower cubicle with shower over, pedestal wash hand basin, low level wc, tiled walls, radiator, window to rear elevation and ceiling spotlighting.

OUTSIDE

The property offers a large outside space, double gated access, with good sized parking area which is flagged in indian stone, lawned areas, pation/ seating area, secure boundaries, timber garden sheds and summerhouse.

PARKING

Generous parking on the driveway.

TENURE

We understand that the property is freehold.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

The energy performance rating is TBC.

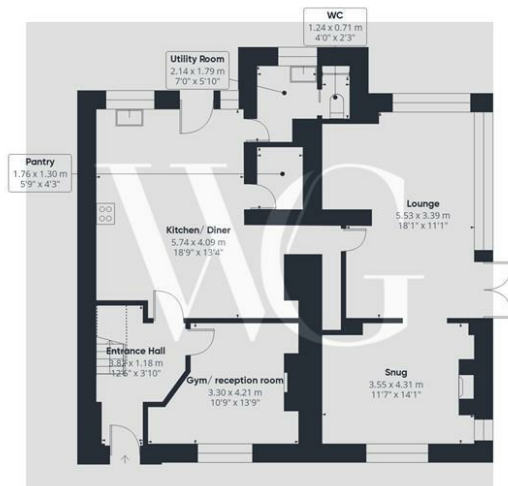
COUNCIL TAX BAND

The council tax band is E.

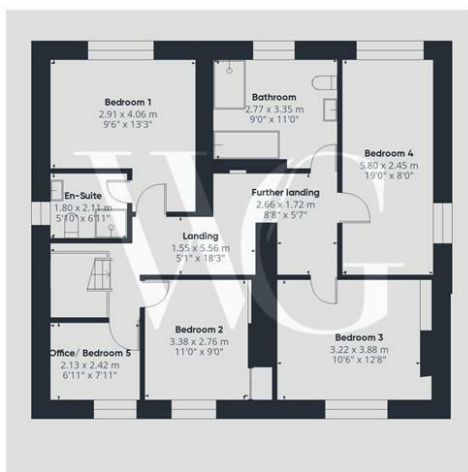
NOTE







Floor 1



Floor 2

WG

Approximate total area⁽¹⁾

174.1 m²

1873 ft²

Reduced headroom

1.2 m²

13 ft²

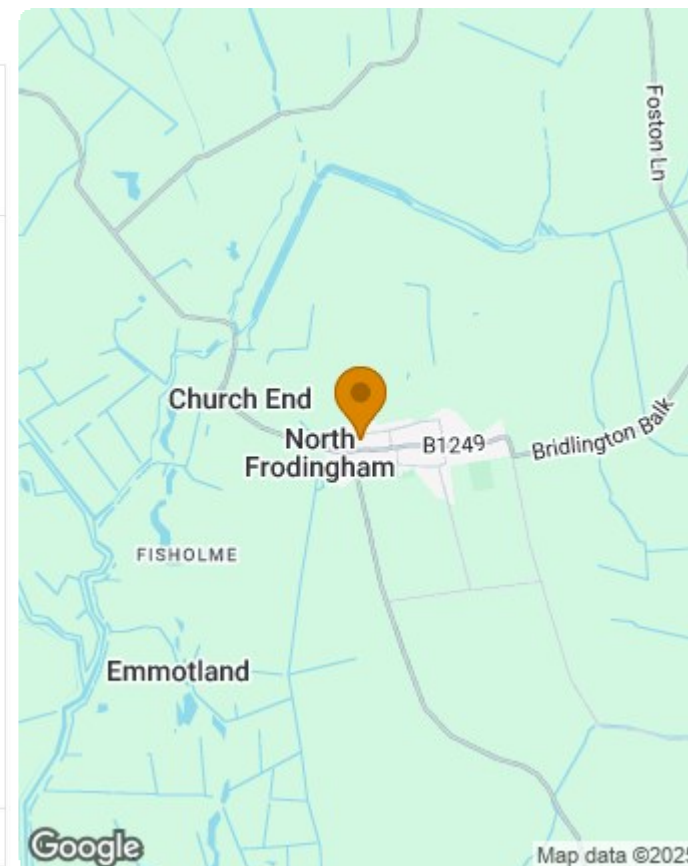
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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