



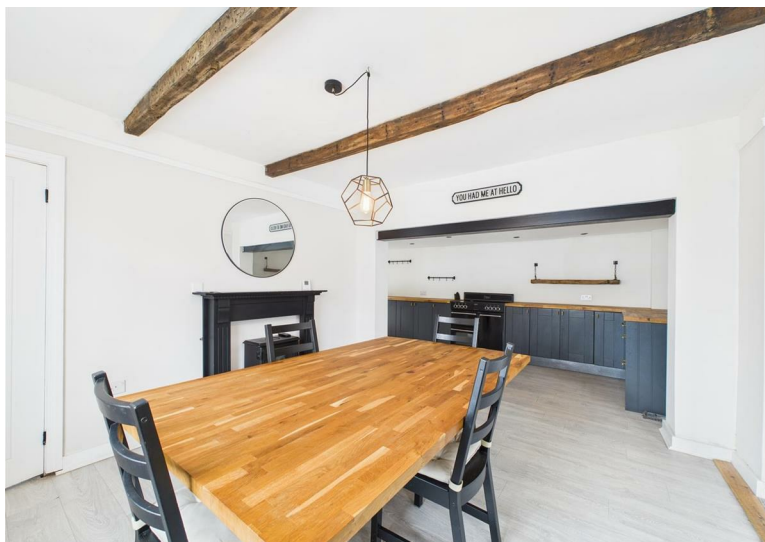
11 Front Street
Drifffield, YO25 9UA
Asking price £260,000


WILLOWGREEN
ESTATE AGENTS

A super spacious detached village cottage offering a 3/ 4 bedroom layout with two bath/ shower rooms and a great open living space. If you're looking for open beamed ceilings, wood burning stove, garden and parking, LOOK NO FURTHER!

Middleton on the Wolds is a popular residential village, sought after due to its location on the A614 and is conveniently situated for access to Driffield, Beverley and Hull as well as the Motorway network and the coast. It offers a range of local facilities including a post office, one public house, and an infant/junior school. Central to the village is an attractive village pond and small grassed area together with St Andrew's Church sitting in a commanding position helping to maintain the villages traditional feel.

EPC Rating TBC



ENTRANCE HALL 3'1" x 5'1" (0.95 x 1.55)
With Upvc door into, tiled flooring, stairs leading off and doors to.

LIVING ROOM 12'9" x 12'8" (3.89 x 3.88)
With feature fireplace, wood burning stove in situ, window to front elevation, understairs storage cupboard and parquet flooring.

DINING AREA/SITTING AREA 26'1" x 11'2" (7.97 x 3.42)
With laminate flooring, feature fireplace with electric stove in situ, window to front elevation, radiator and open plan to kitchen and sitting area. Sitting Area with window to front and side elevations, radiator and door to playroom/ bedroom 4.

KITCHEN 27'1" x 6'9" (8.27 x 2.08)
With range of modern base units, oak work surface over, floating shelves, range cooker in situ, belfast sink, integrated bins, fridge and dishwasher, ceiling spotlighting, rear entrance door and windows.

PLAY ROOM/ BEDROOM 4 13'5" x 8'11" (4.10 x 2.73)
With window to side elevation, patio doors to garden and radiator.

UTILITY ROOM 10'5" x 5'5" (3.18 x 1.66)
A great space for washing machine and tumble dryer, two windows to rear elevation, door to garden and door to shower room.

SHOWER ROOM 7'10" x 5'7" (2.40 x 1.72)
With modern white suite comprising shower cubicle with shower over, wc, vanity wash hand basin and window to rear elevation.

LANDING 12'2" x 3'7" (3.72 x 1.11)
With airing cupboard housing oil fired central heating boiler. Doors to.

BEDROOM 1 11'6" x 13'0" (3.51 x 3.98)
With window to front elevation, radiator and storage cupboard.

BEDROOM 2 11'9" x 12'11" (3.60 x 3.95)
With window to front elevation and radiator.

BEDROOM 3 8'2" x 7'1" (2.51 x 2.16)

With window to rear elevation, radiator and two windows to the rear elevation.

BATHROOM 7'5" x 6'7" (2.28 x 2.03)
With white suite comprising, 'P' shaped bath with shower screen, electric shower over, pedestal wash hand basin, low level wc, vinyl flooring, wetwall to walls, ceiling spot lighting and window to rear elevation.

GARDEN
There is a patio area with garden shed, raised lawn area, all secure boundaries and very private. The oil tank is in the garden area,

Outside tap and lighting.

Side gated access to the driveway.

PARKING
There is parking available on the driveway and further on street parking if required.

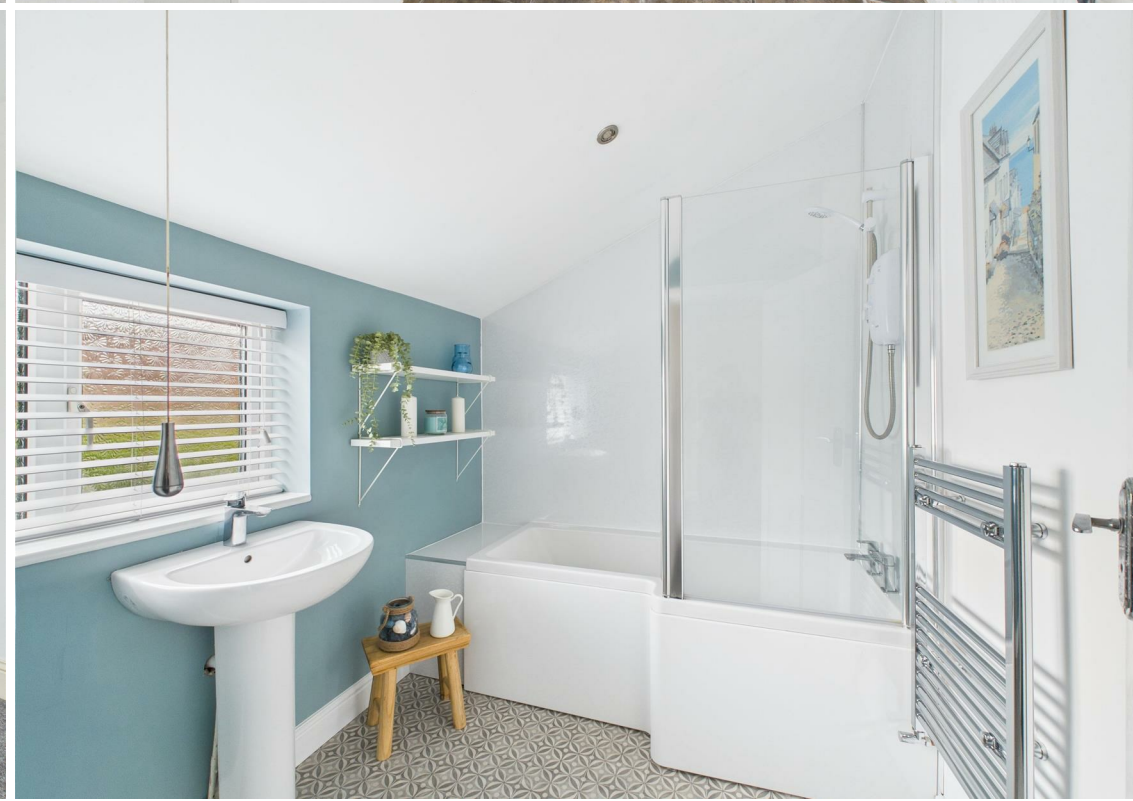
SERVICES
Water, drainage and electric connected.

The property benefits from oil fired central heating.

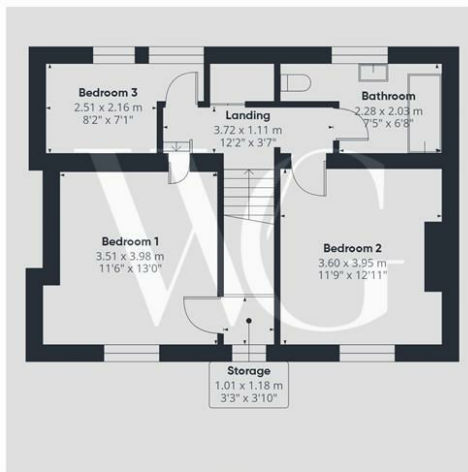
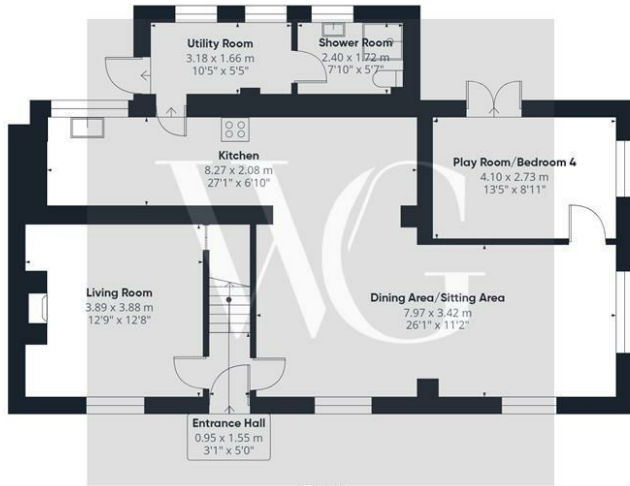
TENURE
We understand that the property is Freehold.

ENERGY PERFORMANCE CERTIFICATE
The energy performance rating is TBC.

COUNCIL TAX BAND
The council tax band is C.







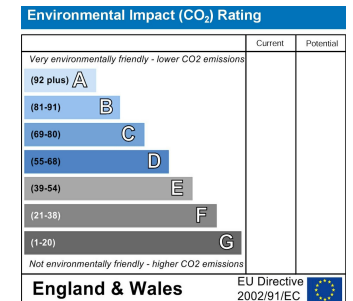
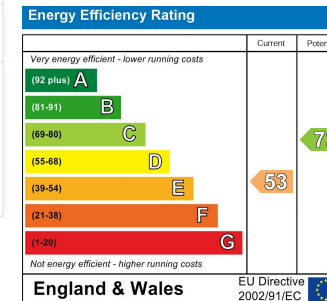
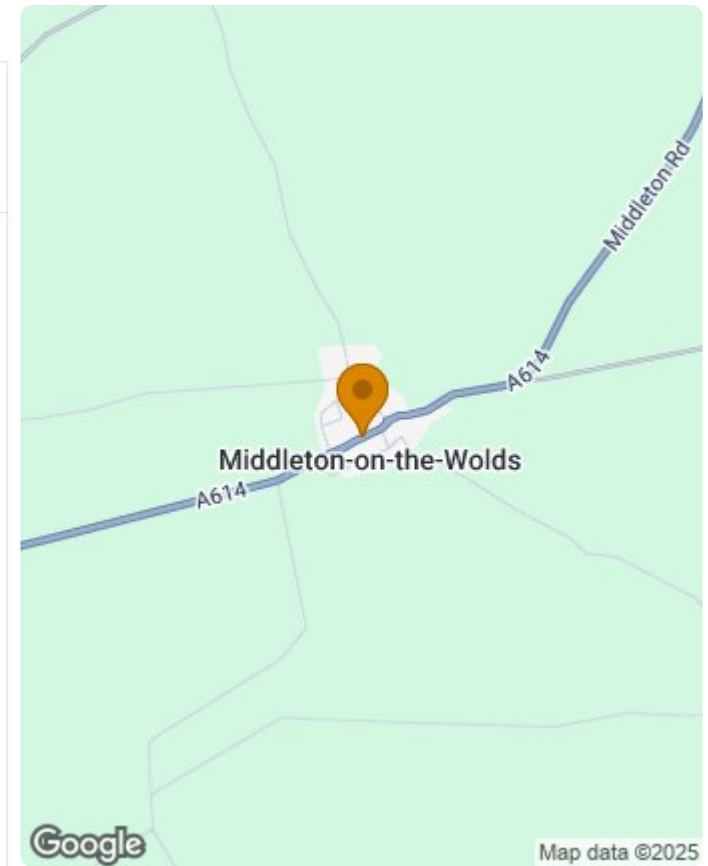
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Approximate total area⁽¹⁾
133.6 m²
1437 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



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