

COBBLESTONE COTTAGE

ATWICK,
DRIFFIELD,
EAST RIDING OF YORKSHIRE,
YO25 8DF



Cobblestone Cottage comprises an attractively situated, three-bedroom cottage set with the village of Atwick

The accommodation briefly comprises: a central entrance hall with a well-proportioned kitchen and dining area, and a large sitting room. There are three bedrooms and a family bathroom on the first floor.

The property also benefits from an outside area directly off the kitchen as well as a large cellar.

Off street parking and garage.

RENT £795 PCM

ACCOMMODATION COMPRISES

ENTRANCE HALL

2.76m x 1.94m

A welcoming hallway with staircase rising to the first floor, carpeted flooring, and radiator. Provides direct access to the main ground floor rooms and to the cellar and under-stairs cupboard.

KITCHEN DINER

2.85m x 3.53m

A modern fitted kitchen with a range of cream fronted units, wood-effect work surfaces, and tiled splashbacks. Integrated electric oven and hob with extractor over, inset stainless steel sink beneath the rear window, and rear access door to the garden.



CLOAKROOM

1.38m x 2.42m

Ground floor cloakroom with hand wash basin and W.C.

CELLAR

4.64m x 2.62m

A useful basement storage area with original stone features, providing practical space for storage or utility purposes.

SITTING ROOM

4.46m x 5.92m

A generous reception room with dual windows providing plenty of light, complemented by a feature fireplace with tiled surround. Finished with neutral décor, fitted carpet, and a radiator, offering a welcoming living space.



FIRST FLOOR:

BEDROOM ONE

4.13m x 3.62m

A spacious double bedroom with a feature fireplace, radiator, and a large window to the front elevation allowing ample natural light. Finished with neutral décor and fitted carpet.



BEDROOM TWO

3.72m x 4.58m

A large double bedroom with front-facing window and feature decorative fireplace. Includes built-in storage cupboards/wardrobes and has been decorated with a bold accent wall, offering both style and practicality.



BEDROOM THREE

1.92m x 3.2m

A versatile single room with front-facing sash-style window, radiator, and fitted carpet. Ideal as a child's bedroom, study, or home office.

BATHROOM

1.57m x 3.26m

A bright and practical bathroom fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-flush WC. Finished with half-height tiling, vinyl flooring, and a rear-facing window providing natural light.



OUTSIDE

A fully enclosed rear courtyard with brick wall boundaries and low-maintenance artificial lawn, creating a private outdoor seating area. A gate provides access to the oil tank.

Off street parking and garage.



GENERAL INFORMATION:

Services: Mains water, electricity and drainage.
Oil fired Central heating.

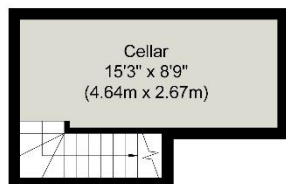
Council Tax: Band C

Postcode: YO25 8DF

Tenure: The property is available to let on an Assured Shorthold tenancy for twelve months, renewable by agreement.

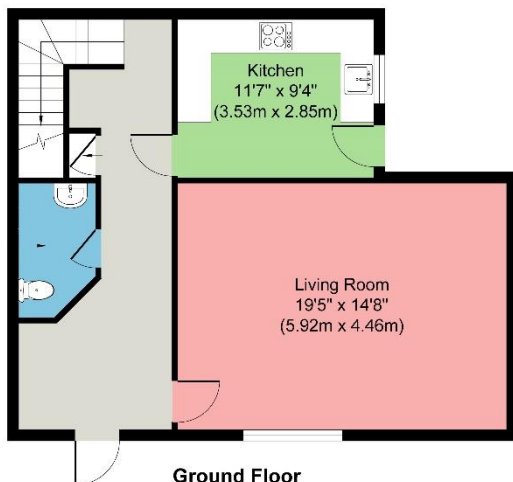
Viewing: Strictly by appointment through our agents Malton office.

Sorry: No smokers.

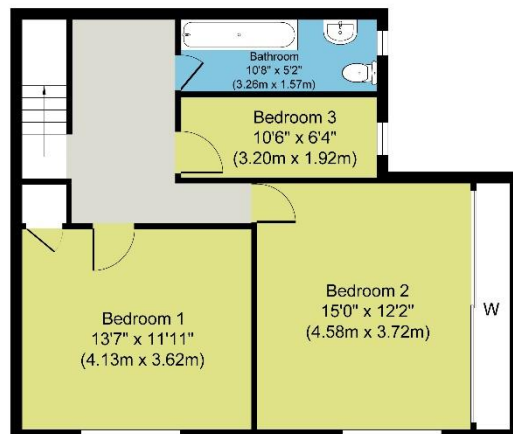


WC
7'11" x 4'6"
(2.42m x 1.38m)

Cellar
Approximate Floor Area
122 sq. ft
(11.35 sq. m)



Ground Floor
Approximate Floor Area
623 sq. ft
(57.83 sq. m)



First Floor
Approximate Floor Area
623 sq. ft
(57.83 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		