



**Wolds Inn Cottage, Driffield Road, Huggate, York, YO42 1YH**



- No Onward Chain • A desirable cottage in a highly sought after location • Planning permission to extend at the rear & out of the top floor • Living room with a gas fire • Kitchen with a range of appliances • Three bedrooms, one with an en-suite • Family bathroom • Rear garden with sheds, mature trees & shrubs • Off street parking for multiple cars • EPC = F

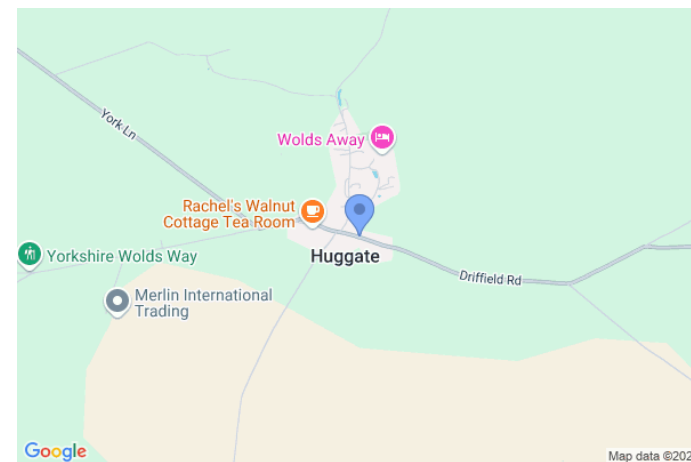
## Guide Price £255,000

If you are looking for a change of lifestyle, like the idea of living in a popular Wolds village, want a property that you can put your stamp on, then look no further as this delightful cottage could be exactly what you have been waiting for. The vendors have planning permission to erect a single storey extension to rear, alterations to roof including installation of 3 rooflights to front and 2 dormer windows and a replacement rooflight to rear and alteration of existing front entrance door to form a window. The footings of which have already been put in place. Ref. No: 18/01095/PLF. This lovely cottage is offered to the market with No Onward Chain, so a viewing is highly recommended to fully appreciate everything that it has to offer.

On entering you find yourself in a spacious living room with stairs on the right leading to the first floor, whilst a gas fire with stone surround can be found at the far end of the room, a lovely feature especially in the colder winter months. The chimney is still open, so if you prefer an open fire or log burner then there is potential for this to be changed. There is a door at the rear that leads into the kitchen which has been fitted with two worktops, one of which incorporates a stainless steel sink with drainer and a four ring electric hob. In addition, there is a single oven, fridge/freezer, multiple storage cupboards and a door that opens to the rear garden.

There are two bedrooms on the ground floor, both of which are a good size. A bathroom comprising bath with shower attachment, pedestal hand basin, w/c, chrome heated towel rail and shelving completes the ground floor. To the first floor you will find a landing with a Velux roof light over, a large double bedroom which benefits from fitted storage and an en-suite comprising corner shower, pedestal hand basin, low level w/c and bidet.

Externally you will find a drive to the side which is owned by the property but the houses to the side have an access over it. There is a gravelled parking area at the rear which can accommodate a number of cars, a timber garden shed, a metal storage shed and a variety of mature shrubs and trees.







**A LOVELY COTTAGE IN THE HEART OF HUGGATE**







**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		37	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Wolds Inn Cottage, Driffield Road, Huggate, York, YO42 1YH  
Reference: 1948

Environmental Impact (CO <sub>2</sub> ) Rating		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Color gas.



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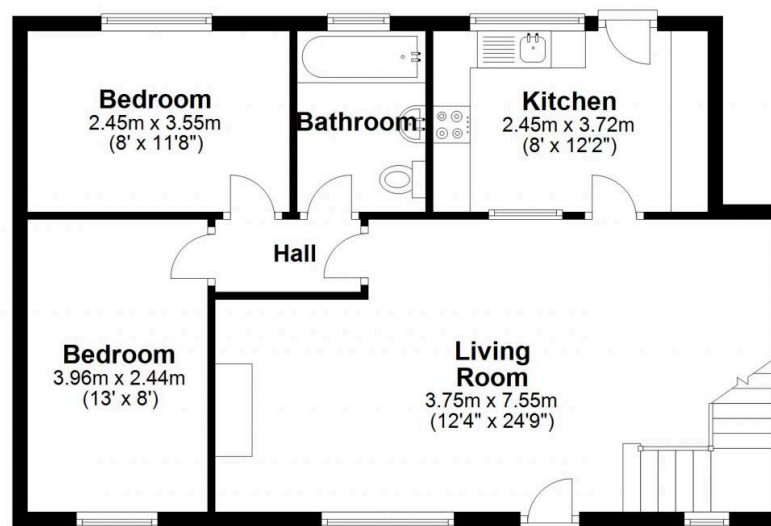


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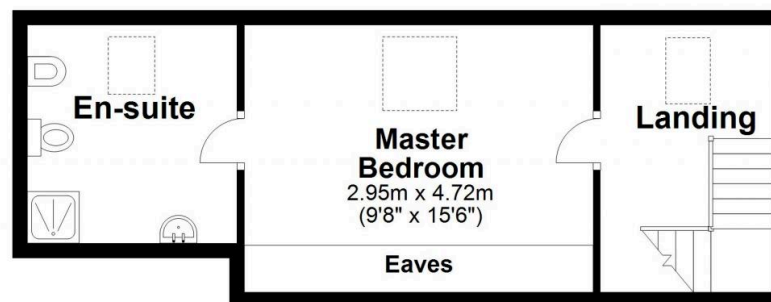
### Ground Floor

Approx. 63.4 sq. metres (683.0 sq. feet)



### First Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



Total area: approx. 94.8 sq. metres (1020.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.  
Plan produced using PlanUp.

### Disclaimer

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