



**Cherry Garth, Lund, Driffield, YO25 9TD**



- No Onward Chain • An attractive period cottage with potential to extend • A highly sought after location with a highly regarded public house • Living room with a log burner & exposed timber beams • Dining room • Kitchen with a number of appliances & potential to extend • Two bedrooms. Family bathroom • Fully enclosed rear garden with a lawn & patio • Driveway to the side • EPC = F

## Guide Price £225,000

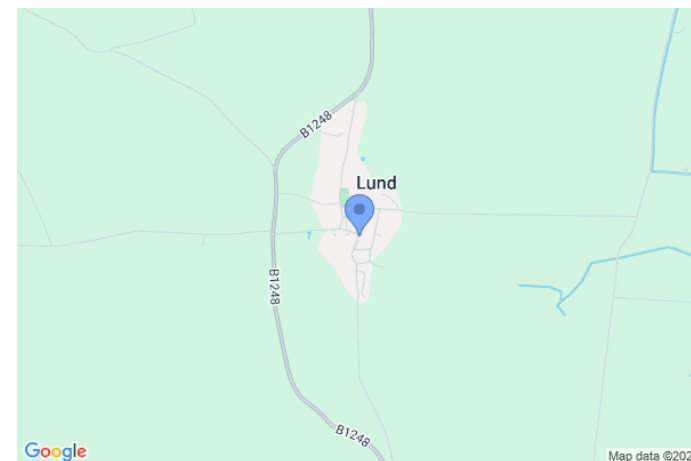
If you are looking for a change of lifestyle and like the idea of owning a property with the potential to extend, then look no further as this lovely two bedroom cottage could be exactly what you have been looking for. The village of Lund is highly sought after as it not only boasts a range of characterful houses but benefits from The Wellington which is a renowned public house that is known throughout East Yorkshire for delivering high quality food and hospitality. This attractive property is offered to the market with No Onward Chain, so a viewing is an absolute must to fully appreciate everything that it has to offer.

The living room boasts an abundance of character as it has an exposed brick fireplace with a log burner and stone hearth at its centre, whilst a recess can be found to either side for storage. Exposed timber beams to the ceiling complete this room. There is a dining room immediately adjacent with double doors that open out to the rear garden. This room is versatile so if you work from home then it could double up as a home office.

The kitchen has been fitted with a L shaped worktop, a stainless steel sink with drainer, a single oven, a four ring electric hob and various storage units. There is space for a freestanding fridge/freezer, dishwasher and washing machine. Planning permission has previously been obtained for an extension to the kitchen which would allow someone to create an open plan kitchen/diner.

To the first floor there are two bedrooms and a bathroom comprising bath with shower over, pedestal hand basin and w/c.

Externally the rear garden has an area that has been laid to lawn with the addition of a good sized patio seating area. The garden is fully enclosed with brick walls to two sides. There is space for a garden shed or dog kennel in the far corner. There is off street parking on the drive to the side of the property.





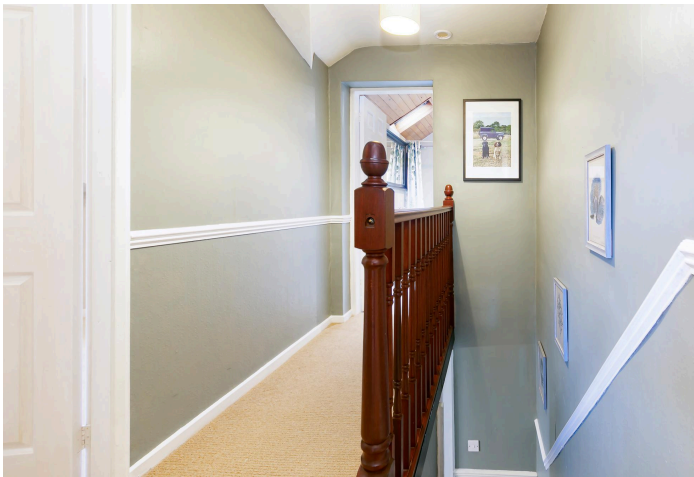
**A STUNNING PERIOD COTTAGE WITH POTENTIAL TO EXTEND AND NO ONWARD CHAIN**





**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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Address:  
Reference: 2172

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | 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 |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Electric heating & a log burner



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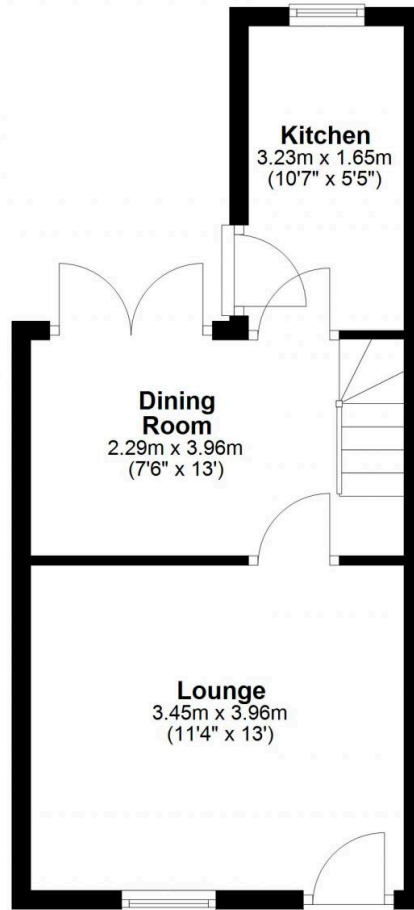


Offices in **York, Pocklington and Market Weighton**

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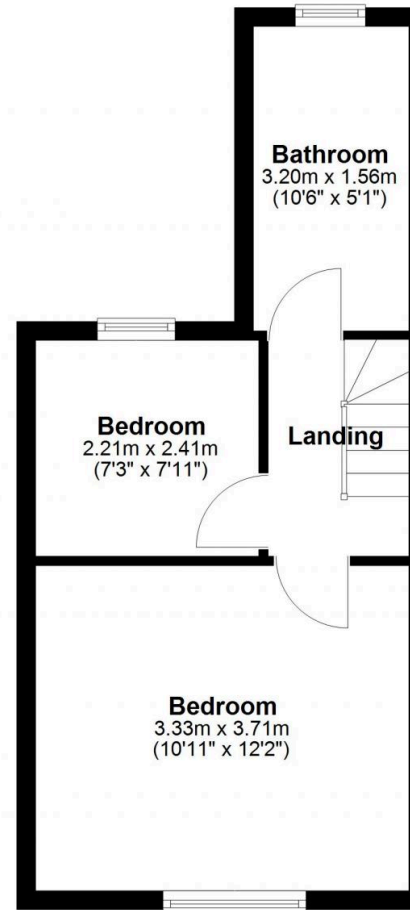
## Ground Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



## First Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 57.2 sq. metres (616.1 sq. feet)

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

## 11 Cherry Garth

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