



East Gate, Rudston, Drifffield, YO25 4UX

- Three spacious bedrooms
- Two cosy reception rooms
- Located on East Gate
- Viewing recommended
- One bathroom
- Charming rear garden
- Village location
- In Need Of Updated Heating System

Asking Price £210,000



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DESCRIPTION

Nestled in the lovely village of Rudston, Driffield, this charming cottage on East Gate offers a wonderful opportunity for anyone looking to enjoy peaceful village living with easy access to nearby towns such as Bridlington and Driffield. The village provides a quiet, welcoming setting while still being well-connected for everyday conveniences.

This property features two reception rooms, offering versatile options for use - whether you envision a formal dining area, a cosy snug, a home office, or additional living space. The inviting living room exudes warmth, creating a welcoming atmosphere ideal for relaxing evenings or entertaining guests. The functional kitchen has plenty of cupboard space and room for all essential appliances.

Further into the property, you will find three well-proportioned bedrooms, providing flexible and comfortable accommodation for families or individuals seeking extra space. The well-appointed bathroom caters comfortably to the daily needs of the household.

One of the standout features of this cottage is the large rear garden - this is perfect for unwinding or hosting summer barbecues with friends and family. This generous space is a blank canvas, ready for someone to add their personal touch.

With its appealing features and desirable village location, this property offers a fantastic opportunity to enjoy a comfortable and inviting home. Don't miss the chance to make this charming cottage your own.







HUNTERS®

Approximate total area⁽¹⁾
985 ft²
91.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.